

Proceedings of the 273rd meeting of the State Environment Impact Assessment Authority (SEIAA) held on 26.12.2023 (Tuesday) at 10:00 AM in the Conference Hall, 2nd Floor, PBTI Complex, Sector-81, Mohali.

The meeting was attended by the following members:

- 1) Sh. H S Gujral,
Chairman, SEIAA
- 2) Dr. Adarsh Pal Vig, Member SEIAA -cum
Chairman, Punjab Pollution Control Board, Patiala

Er. Rantej Sharma, Environmental Engineer SEIAA along with other supporting staff of SEIAA also attended the meeting.

Item No. 01: Confirmation of the proceedings of the 272nd meeting of the State Environment Impact Assessment Authority.

The proceedings of the 272nd meeting of the State Environment Impact Assessment Authority (SEIAA) held on 15.12.2023 have been prepared and circulated vide e-mail dated 19.12.2023 after obtaining comments of the members.

Item No. 02: Action taken as per the proceedings of the 265th, 266th, 267th, 268th, 269th, 270th, 271st & 272nd meetings of State Environment Impact Assessment Authority held on 26.10.2023, 02.11.2023, 17.11.2023, 20.11.2023, 28.11.2023, 07.12.2023, 13.12.2023 and 15.12.2023 respectively.

Necessary action has been taken as per the proceedings of the 265th meeting except filing of reply in Supreme Court as approved in item no. 265.10 (reply has been sent to Legal Counsel through courier on 20.12.2023). Requisite action as per the decisions taken in the 266th, 267th, 268th & 269th meetings has also been completed whereas action as per the proceedings of 270th, 271st and 272nd meetings will be completed shortly.

SEIAA directed the supporting staff to complete the pending actions as listed above immediately.

General Matter:

- 1) SEIAA was informed that Member Secretary, SEAC vide letter no. 2164 dated 15.12.2023 has forwarded the extract of the minutes of the 269th meeting of SEAC held on 12.12.2023 in which shortage of technical manpower in SEAC has been brought out and SEIAA has been requested to provide additional manpower to SEAC. As per the extract proceedings of the 269th meeting of SEAC, Mr. Jitin Joshi, Deputy Director, SEAC who was looking after the day to day functioning of SEAC is not feeling well and presently the work of SEAC is being looked after by Mr. Karanveer Chadda, AEE and Mr. Sachin, JEE who are not expert enough and with the introduction of Parivesh 2.0, the work load of SEAC Division is likely to increase manifold. The Committee after detailed deliberations requested that SEIAA may be requested to depute one suitable expert officer (preferably not below the rank of Environmental Engineer) and one Assistant Environmental Engineer, for the smooth functioning of SEAC Division.

Supporting staff apprised SEIAA that Mr. Jitin Joshi, Deputy Director, SEAC has work experience of about 05 years in SEAC whereas the supporting staff of SEIAA is completely new with only a few months experience. The workload of SEIAA is also very high and it is not possible to spare any staff from SEIAA to be deputed to SEAC. Relieving of any staff from SEIAA to work in SEAC would result in hampering of work of SEIAA.

After detailed deliberations, it was decided that M/s Gretis India Pvt. Ltd. may be requested to send panel of 3 candidates for the post of Environmental Engineer and Assistant Environmental Engineer each for selecting one EE and one AEE to be deputed to SEAC.

- 2) Supporting staff apprised SEIAA that with the shifting of SEIAA in PBTI Complex, Sector-81, Mohali, there is a requirement of one MTO for the movement of the files from SEAC office/MS SEIAA office etc.

After detailed deliberations, it was decided that M/s Gretis India Pvt. Ltd. may be requested to send panel of 3 candidates for the post of MTO so that a suitable candidate can be selected for working as MTO in SEIAA.

- 3) Supporting staff apprised SEIAA that with the shifting of SEIAA to PBTI Complex, Sector-81, Mohali, there is a requirement of an imprest amount of Rs 25,000/- in order to meet the following day to day requirements for ensuring smooth functioning of SEIAA:
- Meeting Hall Booking Charges (required to be paid in advance to PBTI)
 - Meeting expenses including refreshments
 - Printing & Stationary
 - Miscellaneous / Incidental Expenses

SEIAA decided that Director, DECC may be requested to allocate imprest of Rs 25,000/- to SEIAA for ensuring smooth functioning of SEIAA. The verified bills in respect of the expenditure incurred shall be send to DECC for reimbursement.

- 4) Supporting staff apprised SEIAA that with the shifting of SEIAA in PBTI Complex, Sector-81, Mohali, for smooth functioning of day-to-day work following infrastructural additions are required:

| Sr No. | Items |
|--------|---|
| 1. | Construction of closed office space in room no. 003 for Chairman Room with 1 Nos. revolving chair, 3 Nos. Fixed visiting chairs, 1 No. L-Table & 1 No. Side table with cabinet and 2 no. of sofas & 1 No. visiting table. |
| 2. | 8 Nos. Racks, 4 Side drawer set, 3 Nos. of revolving chairs & raising the height of side panels and side wall extension in room no. 006. |
| 3. | Partition wall for the storage room(s)/space(s) of size 7'x7' and 6'x7' for maintaining record along with 3 Nos. lights provision in storeroom. |
| 4. | 2 No. cordless bells. |

After deliberations, SEIAA decided that PBTI may be requested to provide above requirements to SEIAA and payment for the same shall be made by Directorate of Environment & Climate Change (DECC) from the account meant for deposition of EC application processing fee. A copy of the letter shall be endorsed to Director, DECC.

- 5) Supporting staff apprised SEIAA that with the shifting of SEIAA in PBTI Complex, Sector-81, Mohali, for smooth functioning of day-to-day work following items are required:

| Sr No. | Items | Specification |
|--------|---|---|
| 1. | PC (HP All-in-One PC) (6 Numbers) | HP All-in-One PC 13th Gen Intel Core i5 27" (68.6cm) FHD 16GB RAM, 1TB SSD, Intel UMA Graphics, 710 White Wireless Keyboard and Mouse Combo (Windows 11 Home, MSO 21, Shell White, 6.72 Kg) 27-cr0407in |
| 2. | Printer cum Scanner (Brother) (6 Numbers). | Brother DCP-L2541DW Wi-Fi All-in-One Monochrome Laser Printer with ADF, Network & Duplex |
| 3. | Bluetooth Speaker with M.P & Camera (Webcam) | 01 no. |

Supporting staff also apprised SEIAA that items such as 03 nos. computers with accessories & 02 no. printers of DECC were shifted to PBTI for temporary utilization by supporting staff SEIAA which will be returned after receipt of new equipment.

After detailed deliberations, SEIAA decided that PBTI may be requested to procure above said items for SEIAA immediately and payment for the same shall be made by Directorate of Environment & Climate Change (DECC) from the account meant for deposition of EC application processing fee. A copy of the letter shall be endorsed to Director, DECC.

Item No. 273.01: Application for Terms of Reference (Violation) under EIA notification dated 14.09.2006 for expansion of Group Housing Project namely “SSL Highway Towers” at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab by M/s SAB Industries Ltd. (SIA/PB/INFRA2/451421/2023).

The Project Proponent was granted Environmental Clearance issued from MoEF, Govt of India vide letter No. 21-700/2007-IA-III dated 11.01.2008 for construction of residential apartments, Mall & Multiplex “SSL Highway Towers” at Chandigarh Ambala Road, Derabassi, District Mohali Punjab by M/s SAB Industries Ltd. The total built up area of the project was 67,638 sqm.

Further, the Project Proponent was granted Environmental Clearance vide letter No. SEIAA/673 dated 24.05.2018 for the development of Group Housing Project namely “SSL Highway Towers” at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab. The total land area of the project was 25846.73 sqm (6.38 acres) having built up area of 67802.90 sqm.

The Project Proponent has informed that construction work has been completed w.r.t to EC accorded vide letter no. SEIAA/673 dated 24.05.2018 i.e. 14 residential towers (G +6), EWS (G+6) & Club House (G+1). However, the layout plan got revised and planning of only 6 residential towers (F, G, H, I, J and K) was modified from G +6 to G+12 floors thereby, resulting in increase of DUs from 434 to 480, EWS tower resulting in increase of DUs from 42 to 56 and increase in 1 floor of Club house building. **The structure work of Towers with G+12 configuration has been completed;** however, finishing work is yet to be started.

The Project Proponent has applied for obtaining Terms of Reference (**Violation**) under EIA Notification dated 14.09.2006 for expansion of Group Housing Project namely “SSL Highway Towers” at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab. The total land area of the project is 26282.37 sqm having built up area of 82,998.156 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

- (i) Mr. Anil Kumar Singla, General Manager M/s SAB Industries Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the application proposal. Thereafter, the Environmental Consultant presented the case as under:

| Sl. No. | Description | As per Environmental Clearance letter No. SEIAA/673 dated 24.05.2018 | Proposed | Total (as per EC Expansion application) |
|---------|-------------------------------|--|--|--|
| 1. | Total Plot Area | 25,846.73 sq.m | 435.64 sq.m | 26,282.37 sq.m |
| 2. | Proposed Green Area | 4,143.27 sq.m | 650.462 sq.m | 4,793.73 sq.m |
| 3. | Proposed FAR | 50572.25 sq.m. | 13245.42 sq. m. | 63817.67 sq. m. |
| 4. | Built Up Area | 67,802.90 sq.m | 15,192.256 sq.m | 82,995.156 sq.m |
| 5. | Components | 14 residential towers (G +6, EWS (G+6) & Club House (G+1) | 6 Towers from G+6 to G+12 and Club House G+1 to G+2. | 14 residential towers (G +6 = 8 towers G +12= 6 towers), EWS (G+6) & Club House (G+ 2) |
| 6. | No. of dwelling units | 434 Dus | 102 Dus | 536 Dus |
| 7. | Total Population | 2,192 Persons | 756 Persons | 2,948 Persons |
| 8. | Total Water Demand | 332 KLD | 77 KLD | 409 KLD |
| 9. | Wastewater generated | 248 KLD | 46 KLD | 294 KLD |
| 10. | STP capacity | 260 KLD | 90 KLD | 350 KLD |
| 11. | Solid waste generation | 873 kg/day | 253 kg/day | 1,126 kg/day |
| 12. | Power Load | 2057.73 KW | 342.27 KW | 2400 KW |

| | | | | |
|-----|----------------------------------|-------------------------------|---------------------------|-------------------------------|
| 13. | DG sets | 2 DG sets (500 x 1 & 750 x 1) | 2 DG sets of 500 kVA each | 4 DG sets (500 x 3 & 750 x 1) |
| 14. | Rainwater Recharging pits | 6 pits | | |
| 15. | Project cost | Rs. 123 Cr. | Rs. 111.52 Cr. | Rs. 234.52 Cr. |

The Project Proponent apprised the Committee that Environmental Clearance granted vide letter No. SEIAA/673 dated 24.05.2018 was for the development of 14 residential towers (G +6), EWS (G+6) & Club House (G+1). However, the structure work has been completed as per the revised layout plan i.e., 8 residential towers (G+6), 6 residential towers (G+12), EWS (G+6) and Club House (G+2) without getting prior EC for expansion of the project. Therefore, the project proposal was applied under violation category.

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for expansion of Group Housing Project namely “SSL Highway Towers” at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.
3. The Project Proponent shall submit the details of the construction activity carried out in the project along with their timeline, required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by the following:

- (i) Mr. Anil Kumar Singla, General Manager M/s SAB Industries Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Environmental Consultant presented the salient features of the project.

To a query by SEIAA, the Environmental Consultant informed that there is increase in no. of Dwelling Units from 392 to 480 in Towers no. F, G, H, I, J & K and from 42 to 56 in EWS towers, hence the total increase in the no. of proposed DUs is 102.

SEIAA noted that this is a “Violations” category project and is required to be dealt with in accordance with the provisions of OM dated 07.07.2021 of the MOEF&CC.

After detailed deliberations and taking into consideration the recommendations of SEAC, SEIAA decided as under:

1. Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons of the PP under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
2. Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
3. Terms of reference be issued to the project proponent as recommended by SEAC for expansion of group housing project namely "SSL Highway Towers" located at Chandigarh Ambala Highway, Derabassi, District SAS Nagar, Punjab by M/s SAB Industries Ltd. subject to specific TOR & standard ToR as recommended by SEAC and additional specific ToRs as under:
 - a) The project proponent shall propose Additional Environment Activities amounting to Rs 2.34 Crore minus the amount already spent on CER / AEA activities (along with proof of expenditure already incurred) as per the list of AEA activities approved by SEIAA while applying for Environmental Clearance.
 - b) The project proponent shall make necessary arrangement for disposal of treated wastewater generated from the project in an environmentally sound manner.
 - c) The project proponent shall submit a separate chapter defining the role and responsibilities of all stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.

d) Environmental Consultant shall prepare EIA report in accordance with Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Item No. 273.02: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab by M/s Emaar India Ltd. (Proposal No. SIA/PB/INFRA2/439703/2023).

The Project proponent was granted Environmental Clearance from MoEF&CC, Govt. of India vide letter No. 21/171/2007-IA.III dated 18.06.2008 for the development of 4 residential sectors i.e Sector 98,105,108 and 109 as part of an integrated township on a total plot area of 359.56 Ha(888.46 Ha). As per the said Environmental Clearance granted, area under plotted development was 102.25 Ha, area under group housing was 23.98 Ha, area under commercial use was 14.09 Ha, area under EWS housing was 14.85. The total built up area proposed under group housing was 2,97,000 sqm and area under institutional use was 181619 sqm. Total no. of (3507 apartments+ 2766 EWS units) are proposed to be constructed and 3425 No. of plots of various sizes to be developed.

The project Proponent was thereafter granted Environmental Clearance DECC/SEIAA/2020/1512 dated 19.03.2020 for the development of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab. The total land area of the project was 625.35 acres (253.07 Ha) having built-up area of project as 8,61,844.852 sqm. The present construction status reported by the promoter company is as under:

Construction status of the Project

| Project Description | Construction status | | | | | | | | |
|---|---|-----------------|---------------------|-----------------|--------------|------------------------|-----------------------|-----------------------|-------------------------------|
| | Sector 99, 104, 105, 106, 108 & 109 | | | | | | | | |
| Infrastructure Development Works | 1. 786 no.s houses have been constructed and customers started residing. 2. STP with 2.5 MLD capacity for sector 99, 104,105 & 106 and 5 MLD capacity for sector 108 & 109 installed & commissioned. | | | | | | | | |
| Sectors – Services | Sewerage | Drainage | Water supply | Flushing | Roads | Street lighting | Feeder pillars | UG water tanks | Parks development work |
| Completion (%age) | 96% | 96% | 96% | 96% | 95% | 96% | 96% | 100% | 95% |

| | |
|--|--|
| <p>The Views</p> <p>Sec. 105</p> <p>(Multi storey apartments)</p> | <p>Total units – 696 nos.</p> <ol style="list-style-type: none"> 1. Tower J (84 units) – Finishing work completed. Occupation certificate received from GMADA. 82 units handed over to customers. 2. Tower G (112 units) – Finishing work completed. Occupation certificate received from GMADA. 105 units handed over to customers. 3. Tower H (148 units) – Finishing work completed. Occupation certificate received from GMADA. 142 units handed over to customers. 4. Tower K (112 units) – Finishing work completed. Occupation certificate received from GMADA. 108 units handed over to customers. 5. Tower L (136 units) – Finishing work completed. Occupation certificate received from GMADA. 129 units handed over to customers. 6. Tower F (104 units) – Finishing work completed. Occupation certificate received from GMADA. 100 units handed over to customers |
| <p>Central Plaza –</p> <p>Sec.105</p> <p>(Commercial)</p> | <p>Total units – 286 nos.</p> <ol style="list-style-type: none"> 1. Structure/finishing work completed. 2. Occupation certificate received from GMADA. 3. 182 units handed over to customers. |
| <p>The Bungalows</p> <p>Sec. 105, 108 & 109</p> <p>(Single storey unit)</p> | <p>Total units – 71 nos.</p> <ol style="list-style-type: none"> 1. Finishing work of 71 units in sector 105, 108 & 109 completed. 2. Occupation certificates received from GMADA for 71 units. 3. 70 units handed over to customers. |
| <p>The Villas –</p> <p>Sec. 106, 108 & 109</p> <p>(Three storey unit)</p> | <p>Total units – 99 nos.</p> <ol style="list-style-type: none"> 1. Structure works of 99 units completed. 2. Occupation certificates received from GMADA for 98 units. 3. 82 units handed over to customers. |
| <p>The Terraces</p> <p>Sec. 108</p> <p>(Independent floors)</p> | <p>Total units – 54 nos.</p> <ol style="list-style-type: none"> 1. Finishing work of 54 units completed 2. Occupation certificate received from GMADA for 51 units. 3. 51 units handed over to customers. |

The Project Proponent in the name of M/s Emaar India Limited was thereafter granted Auto Terms of Reference vide letter No. SEIAA/PB/MIS/2022/TOR(EXP)/05 dated 08.03.2022 for expansion of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab.

Present Case

Now, the project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project increased from 625.35 acres to 630.96 acres having built-up area increased from 8,61,844.852 sqm to 10,11,844.85 sq.m(details as under) The overall project comprises of 3,369 residential plots, 1 No. Group housing, 3 commercial plots, Club building, EWS, Area under facilities, Reserved area, etc. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent submitted final EIA report after incorporating the compliance of ToR, Certified Compliance Report, Checklist, Synopsis and other additional documents through Parivesh portal. The Project Proponent has deposited Rs. 1705/- UTR No. N354211759072266 dated 20.12.2021 and Rs. 35795/- vide UTR No. HSBCN22063820878 dated 04.03.2022 and Rs. 1,12,500 vide UTR No. 9001C3F8U0GG/031922010000041 dated 17.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7640 dated 05.10.2023 furnished latest construction status report, relevant portion of the same is as under:

“The project site was visited by officer of the Board on 25.09.2023 and it was observed as under:

- 1. As per the site shown by the representative the Project Proponent intendeds to add 2 new pockets of land in the existing project. During visit it was observed that no site development work has been started in the proposed land to be added in the expansion project and the site is empty plot.*
- 2. As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

| Sr. No. | Type of industrial unit | Required distance as per siting criteria |
|----------------|--------------------------------|---|
| 1. | Cement plant/grinding unit | 300m |

| | | |
|----|--|------|
| 2. | Rice sheller/saila plant | 500m |
| 3. | Stone crushing/screening cum washing plant | 500m |
| 4. | Hot mix plant | 300m |
| 5. | Brick kiln | 300m |
| 6. | CBWTF | 500m |
| 7. | Poultry Farm | 500m |
| 8. | Jaggery unit | 200m |

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the application proposal. Thereafter, the Environmental Consultant presented the case as under:

| Sr. No. | Description | Details |
|----------------|--------------------------------------|--|
| 1 | Basic Details | |
| 1.1 | Name of Project & Project Proponent: | Name: Expansion of Integrated Township namely "Mohali Hills" by M/s Emaar India Ltd. Project Proponent: Shishir Lal (Authorized Signatory) |
| 1.2 | Proposal: | SIA/PB/INFRA2/439703/2023 |

| | | | | | |
|-----|---|--|--------------------------------|----------------------------|--|
| 1.3 | Location of Project: | Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab | | | |
| 1.4 | i) Details of Land area & built-up area as per the Environmental Clearance and application proposal | | | | |
| | Sr. N | Description | EC Accorded | Proposed | Total (After Expansion) |
| | 1. | Total Plot Area | 625.35 acres | 5.61 acres | 630.96 acres |
| | 2. | Net planned Area | 501.07 acres | 12.68 acres | 513.75 acres |
| | 3. | Built up area | 8,61,844.852 sq.m | 1,50,000 sq.m | 10,11,844.85 sq.m |
| | ii) The Sector wise area classification of 5.61 acres as per the application proposal is as under: | | | | |
| | Sr. No | SECTOR | AREA ADDED | AREA DELETED | DIFFERENCE |
| | | | Acre | Acre | Acre |
| | 1 | 110 | 6.775 | 9.28 | |
| | 2 | 109 | 7.87 | 1.53 | |
| | 3 | 105 & 106 | 1.775 | | |
| | Total | | 16.42 | 10.81 | 5.61 |
| 1.5 | Category under EIA notification dated 14.09.2006 | 8(b) | | | |
| 1.6 | Cost of the project | Cost details of the project are given below: | | | |
| | | Descripti on | EC Accorde d | Propos ed | Total (After Expan sion |
| | | Project cost | Rs. 2,108.2 86 Crores | - Rs. 202.286 Crores | Rs. 1,906 Crore s* |
| | *Estimated Project cost has been reduced due to change in planning (as earlier | | | | |

| | | |
|-----------|--|---|
| | | <p>there was planning for construction of Villas).</p> <p>Total estimated cost of the project including expansion cost will be Rs. 1,906 Crores including land and development cost. Out of which, Rs. 776.794 Crores have already been spent on the project.</p> |
| 2. | Site Suitability Characteristics | |
| 2.1 | Whether project is suitable as per the provisions of Master Plan: | The project is an area development project and falls in existing/Approved development as per Master plan of SAS Nagar. The location of the project in the Master Plan of SAS Nagar has been earmarked in the residential zone. |
| 2.2 | Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status) | <p>The details of the permission for change of land use for total land area measuring 762.441 acres area as under:</p> <ol style="list-style-type: none"> 1. Permission for Change of Land of Use vide memo No. 16950 dated 01.08.2006 issued by Department of Housing & Urban Development for total land measuring 106.66 acres. 2. Permission for Change of Land of Use vide letter No. 3812 dated 17.08.2017 issued by Department of Town & Country Planning, Punjab for total land measuring 14.24 acres. 3. Permission for Change of Land of Use vide memo No. 11890 dated 21.11.2006 issued by Department of Housing & Urban Development for total land measuring 390.71 acres. 4. Permission for Change of Land of Use vide memo No. 3347 dated 08.08.2007 issued by Department of |

| | | |
|----------|---|--|
| | | <p>Town & Country Planning, Punjab for total land measuring 185.01 acres.</p> <p>5. Permission for Change of Land of Use vide memo No. 8679 dated 04.11.2008 issued by Department of Town & Country Planning, Punjab for total land measuring 19.37 acres.</p> <p>6. Permission for Change of Land of Use vide memo No. 8900 dated 23.12.2010 issued by Department of Town & Country Planning, Punjab for total land measuring 18.87 acres.</p> <p>7. Permission for Change of Land of Use vide memo No. 1432 dated 12.04.2012 issued by Department of Town & Country Planning, Punjab for total land measuring 24 acres.</p> <p>8. Permission for Change of Land of Use vide memo No. 6984 dated 28.11.2014 issued by Department of Town & Country Planning, Punjab for total land measuring 3.581 acres.</p> |
| 3 | Forest, Wildlife and Green Area | |
| 3.1 | Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not: | <p>1. A copy of Forest NOC vide No. 9-PBB410/2015-CHA dated 22.01.2016 for diversion of 0.000099 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted.</p> <p>2. A copy of Forest NOC vide No. 9-PBB409/2015-CHA dated 22.01.2016 for diversion of 0.0006 Ha (Instead of 0.010 Ha) of forest land in favour of</p> |

| | | |
|-----|---|--|
| | | <p>M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted.</p> <p>3. A copy of Forest NOC vide No. 9PBB403/2015-CHA dated 22.06.2016 submitted for diversion of 0.000486 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan dhool on Kharar-Banur-Tepla Road B/w KM 11-12 L/s submitted.</p> <p>4. A copy of forest NOC vide No. 8210 dated 16.01.2017 for diversion of 0.010 Ha of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar-Banur-Tepla Road RHS submitted.</p> |
| 3.2 | Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900. | No |
| 3.3 | Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not: | No, clearance is not required under Wildlife Protection Act, 1972, as City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at a nearest distance of approx. 10 km and 16 km respectively from the project boundary. |
| 3.4 | Distance of the project from the Critically Polluted Area. | Not applicable, as project location falls outside of critically polluted area. Nearest |

| | | | | | |
|-----------|---|--|--|-------------------------------------|--|
| | | critically polluted area is Ludhiana which is approx. 80 km from our project location. | | | |
| 3.5 | Whether the project falls within the influence of Eco-Sensitive Zone or not. | No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary. | | | |
| 3.6 | Green area requirement and proposed No. of trees: | Total green area: 1,76,888 sq.m No. of trees required: 32,000 trees on the basis of 1 tree per 80 sq.m of plot area | | | |
| 4. | Configuration & Population | | | | |
| 4.1 | (i) Comparison of Detailed Area from EC accorded and as per revised layout | | | | |
| | S. No. | Description | EC Accorded (in acres) | Proposed (in acres) | Total After Expansion (in acres) |
| | 1. | Total Scheme Area | 2,53,0702 sq.m (625.35 acres) | 22,703 sq.m (5.61 acres) | 2,55,3405 sq.m (630.96 acres) |
| | 2. | Area under EWS | 31.27(@ 5%) | 0.94 | 32.21 (@ 5.1%) |
| | 3. | Area of Scheme after deduction of EWS (1-2) | 2,40,4156 sq.m (594.08 acres) | 18,899 sq.m (4.67 acres) | 2,423,055 sq.m (598.75 acres) |
| | 4. | Reserved Area | 43.89 | (-) 3.8 | 40.09 |
| | 5. | Area under Commercial and Mixed Land use | 49.12 | (-) 4.21 | 44.91 |
| | 6. | Net Planned Area (1-2-4-5) | 2,02,7758 sq.m | 51,314 sq.m | 2,07,9072 sq.m (513.75 acres) |

| | | | | | |
|-----|--|--|-----------------------|----------------------|------------------|
| | | | (501.07 acres) | (12.68 acres) | |
| 7. | Total Residential Area | | 242.03 (@ 48.30%) | 6.41 | 248.44 (@ 48.4%) |
| | • Area under Residential Plotted | | 224.11 | 10.25 | 234.36 |
| | • Area under Residential Group Housing | | 17.92 | (-) 3.84 | 14.08 |
| 8. | Area under Commercial | | 7.01(@ 1.40%) | 3.28 | 10.29(@ 2.00%) |
| 9. | Area Under Parks | | 42.83(@ 7.21%) | 0.88 | 43.71(@ 7.3%) |
| 10. | Area under Facilities | | 43.20(@ 7.27%) | (-) 0.2 | 43.00 (@ 7.18%) |
| 11. | Area under Roads | | 166.0(@ 27.94%) | 2.31 | 168.31(@ 28.11%) |

(ii) Sector wise details of area after expansion

| Sector No. | Scheme Area (in acres) | Reserved Area (in acres) | Area under EWS (in acres) | Area under Residential (in acres) | | Area under Commercial (in acres) | Area under parks (in acres) | Total Area under Facilities (in acres) | |
|------------|------------------------|--------------------------|---------------------------|-----------------------------------|---------------------|----------------------------------|-----------------------------|--|-----------------------------------|
| | | | | Group Housing | Residential Plotted | | | Area under Facilities | Area under STP, ESS & water works |
| 98 | 79.73 | 21.84 | - | - | (178 no.) 12.83 | 0.83 | 6.71 | 10.52 | 0.45 |

| | | | | | | | | | | |
|--|--------------|--------------------|--------------|-------------------|---------------|----------------------|--------------|-------------------|--------------|-------------|
| | 99 | 17.94 | 0.37 | 2.42 | - | (115 no.) 5.15 | - | 0.99 | 5.11 | - |
| | 104 | 21.14 | 0.66 | 1.11 | - | (180 no.) 9.62 | - | 1.36 | - | - |
| | 105 | 103.7 3 | 4.50 | - | 14.084 | (464 no.) 34.80 | 7.68 | 9.19 | 0.89 | 1.02 |
| | 106 | 9.82 | 0.03 | - | - | (80 no.) 5.43 | - | 0.94 | 0.51 | - |
| | 108 | 148.9 6 | 3.63 | - | - | (812 no.) 57.32 | 1.78 | 8.83 | 6.54 | 0.40 |
| | 109 | 229.5 2 | 9.06 | 9.06 | - | (1540 no.) 109.21 | - | 15.6 9 | 15.11 | 1.95 |
| | 110 | 20.12 | 0.00 | 19.6 2 | - | 0.00 | - | 0.00 | 0.50 | - |
| | Total | 630.9 6 | 40.09 | 32.2 1 | 14.084 | 234.36 | 10.29 | 43.7 1 | 39.18 | 3.82 |

4.2 Population details:

| Description | EC Accorded | Proposed | Total (After Expansion) |
|-------------|----------------|-------------|----------------------------|
| Population | 77,629 persons | 739 persons | 78,368 persons |

Detailed Population Calculations total after Expansion

| Sector No. | Reserv ed Area (in acres) | Populati on under reserved area @ 100 persons per acre | No. of Residential Plots | Popula tion under plots @ 15 persons per plot | Area unde r Group Housing (in acres) | Popul ation under Group Housing @ 800 flats 5 persons per flat | Area unde r EWS (in acres) | Popul ation EWS @ 450 persons per acre | Total Area under Commercial & Facilities (in acres) | Populati on under Commer cial & Facilities @ 100 persons per acre |
|------------|---------------------------|--|--------------------------|---|---------------------------------------|--|-----------------------------|--|---|---|
| 98 | 21.84 | 2,184 | 178 | 2,670 | | - | - | - | 11.8 | 1,180 |

| | | | | | | | | | | | |
|----------------------------|--------------|----------------------|--------------|-----------------------|-------|----------------------|-------|-----------------------|-------|----------------------|--|
| | | | | | | - | | | | | |
| 99 | 0.37 | 37 | 115 | 1,725 | - | - | 2.42 | 1,089 | 5.11 | 511 | |
| 104 | 0.66 | 66 | 180 | 2,700 | - | - | 1.11 | 500 | - | - | |
| 105 | 4.50 | 450 | 464 | 6,960 | 14.08 | 4,000 | - | - | 9.59 | 959 | |
| 106 | 0.03 | 3 | 80 | 1,200 | - | - | - | - | 0.51 | 51 | |
| 108 | 3.63 | 363 | 812 | 12,180 | - | - | - | - | 8.72 | 872 | |
| 109 | 9.06 | 906 | 1,540 | 23,100 | - | - | 9.06 | 4,077 | 17.06 | 1,706 | |
| 110 | 0.00 | - | - | - | - | - | 19.62 | 8,829 | 0.5 | 50 | |
| Total | 40.09 | 4,009 persons | 3,369 | 50,535 persons | | 4,000 persons | | 14,495 persons | | 5,329 persons | |
| Total-78368 persons | | | | | | | | | | | |

5 Water

5.1 Comparison of Water Demand & Wastewater Generation Details of EC Accorded and Total (After Expansion)

| Description | EC Accorded | Proposed | Total (After Expansion) |
|------------------------------|-------------|---------------|-------------------------|
| Domestic Water Demand | 13,744 KLD | (-) 4,005 KLD | 9,739 KLD |
| Wastewater generated | 11,374 KLD | (-) 3,583 KLD | 7,791 KLD |

Based on STPs installed in the sectors, water demand and wastewater generation has been bifurcated as under:

Brief of water demand & wastewater generation

| Description | Sectors 98, 99, 104, 105 & 106 | Sectors 108, 109 & 110 | Total |
|---------------------------|--------------------------------|------------------------|-----------|
| Total Water Demand | 3,059 KLD | 6,680 KLD | 9,739 KLD |
| Fresh water | 2,012 KLD | 4,434 KLD | 6,446 KLD |

| | | | | |
|--|-----------------------------|---|---|--|
| | Wastewater Generated | 2,447 KLD | 5,344 KLD | 7,791 KLD |
| | STP Capacity | Existing STP of capacity 2.5 MLD + proposed STP of capacity 0.5 MLD | Existing STP of capacity 5 MLD + proposed STP of capacity 0.5 MLD | STPs of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each |

5.2 (i) **Water Demand & Wastewater Generation Details for Sectors- 98, 99, 104,**

105 & 106

| S. No | Description | Population | Criteria for water demand (in lpcd) | Water Demand |
|--|---------------------------|------------------|-------------------------------------|---|
| 1. | Residential Population | 20,844 | @ 135 lpcd | 2,814 KLD |
| 2. | Floating Population | 5,441 | @ 45 lpcd | 245 KLD |
| | Total Water Demand | 3,059 KLD | Total Water Demand | 3,059 KLD |
| Total Flushing Water Requirement @ 45 lpcd for residential pop. and @ 20 lpcd for floating Pop. | | | | 1,047 KLD |
| Net Fresh water requirement | | | | 3,059 – 1,047 = 2,012 KLD |
| Sewage generation (@ 80% of 3,059 KLD) | | | | 2,447 KLD |
| Capacity of proposed STP | | | | Existing STP of 2.5 MLD capacity in Sector 105 + proposed STP of capacity 0.5 MLD |
| Treated wastewater (@ 98% of 2,447 KLD) | | | | 2,398 KLD |
| Horticulture demand for an area of 77,659 sq.m (or 19.19 acres) <ul style="list-style-type: none"> • Summer (@ 5.5. lt./sq.m./day) | | | | 427 KLD |

| | <ul style="list-style-type: none"> • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day) | 140 KLD | | |
|--|---|------------------|-------------------------------------|---|
| | | 39 KLD | | |
| (ii) Water Demand & Wastewater Generation Details for Sectors 108, 109 & 110 | | | | |
| S. No | Description | Population | Criteria for water demand (in lpcd) | Water Demand |
| 1. | Residential Population | 48,186 | @ 135 lpcd | 6,505 KLD |
| 2. | Floating Population | 3,897 | @ 45 lpcd | 175 KLD |
| | Total Water Demand | 6,680 KLD | Total Water Demand | 6,680 KLD |
| Total Flushing Water Requirement @ 45 lpcd for residential pop. & @ 20 lpcd for floating pop. | | | | 2,246 KLD |
| Net Fresh water requirement | | | | 6,680 – 2,246 = 4,434 KLD |
| Sewage generation (@ 80% of 6,680 KLD) | | | | 5,344 KLD |
| Capacity of proposed STP | | | | Existing STP of 5 MLD capacity in Sector 109 + proposed STP of capacity 0.5 MLD |
| Treated wastewater (@ 98% of 5,344 KLD) | | | | 5,237 KLD |
| Horticulture demand for an area of 99,228.92 sq.m (or 24.52 acres) | | | | 546 KLD |
| <ul style="list-style-type: none"> • Summer (@ 5.5. lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day) | | | | 179 KLD |
| | | | | 50 KLD |

| | | | | | | | |
|-----|--|--|-----------------------------------|--|-----------------------------------|---|---|
| 5.3 | Source: | Borewells | | | | | |
| 5.4 | Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i> | Yes, permission has been obtained from competent authority vide permission number PWRDA/01/2022/L3/302 dated 19.01.2022, submitted. | | | | | |
| 5.5 | Utilization/Disposal of excess treated wastewater. | A copy of the request letter for issue NOC/timeline regarding laying of GMADA trunk sewer and storm line for disposal of excess treated wastewater and storm water respectively, disposal of solid waste for the integrated township namely "Mohali Hills" in Sector 98, 99, 104, 105, 106, 109 & 110, Mohali, Punjab. | | | | | |
| 5.6 | Cumulative Details: | | | | | | |
| | Sr. No. | Total water Requirement | Total wastewater generated | Treated wastewater | Flushing water requirement | Green area requirement | Into GMADA sewer |
| | 1. | 9,739 KLD | 7,791 KLD | 7,635 KLD | 3,293 KLD | Summer: 973 KLD Winter: 319 KLD Monsoon: 89 KLD | Summer: 3,369 KLD Winter: 4,023 KLD Monsoon : 4,253 KLD |
| 5.7 | Rain water harvesting proposal: | | | 166 rain water recharging pits are proposed, out of which 52 pits will be constructed by individual plot owners and remaining 114 recharge pits (with 342 boreholes) will be constructed by project proponent Presently, 24 pits have been constructed so far. | | | |
| 6 | Air | | | | | | |

| | | | | | |
|-----|---|---|--------------------|-----------------|--------------------------------|
| 6.1 | Details of Air Polluting machinery: | 13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) for essential services such as STP, borewell, etc. | | | |
| 6.2 | Measures to be adopted to contain particulate emission/Air Pollution | DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion. | | | |
| 7 | Waste Management | | | | |
| 7.1 | Total quantity of solid waste generation | Description | EC Accorded | Proposed | Total (After Expansion) |
| | | Solid waste generation | 28,750 kg/day | 729 kg/day | 29,479 kg/day |
| 7.2 | Details of management and disposal of solid waste (Mechanical Composter/Compost pits) | Biodegradable waste will be composted by use of composter of size 6 × 2000 and 1 × 500 kg/day. Presently, composter of 500 kg/day capacity is being used for managing biodegradable waste in Sector 105. Inert waste is being dumped to authorized dumping site. The recyclable waste is being sold to resellers. | | | |
| 7.3 | Details of management of Hazardous Waste. | Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments. | | | |
| 8 | Energy Saving & EMP | | | | |

| | | |
|-----|--|--|
| 8.1 | Power Consumption: | Total power demand for the project will be 65,106 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL). |
| 8.2 | Energy saving measures: | LEDs have been proposed instead of CFLs in the project. Further, solar street lights will be provided within the project premises. |
| 8.3 | Details of activities under Environment Management Plan. | Details of activities under Environment Management Plan is given below: |

| S. No. | Title | Capital cost (Rs. in lakhs) | Recurring Cost (Rs. Lakhs/ Annum) |
|--------------|---|--------------------------------|--------------------------------------|
| 1. | Air & Noise Pollution Control (Acoustic enclosure for DG sets) | 10 | 2 |
| 2. | Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each) | 100 | 10 |
| 3. | Landscaping and development of green area | 25 | 25 |
| 4. | Solid Waste Management | 50 | 5 |
| 5. | Rain water recharging pits | 75 | 5 |
| 6. | Environmental monitoring | 3 | 5 |
| Total | | Rs. 263 Lakhs | Rs. 52 lakhs per annum |

Mr. Shishir Lal (Head- Sustainability Excellence Centre) of M/s Emaar India Ltd. will be responsible for implementation of Additional Environmental Activities. Following activities has been proposed as per earlier EC letter:

Additional Environmental Activities (CER as per earlier EC)

| S. No. | Activities | Annual expenditure | Timeline | Total expenditure in 7 years |
|--------|---|--------------------|----------|------------------------------|
| 1. | Adoption of Village Raipur Kalan | | | |

| | | | | |
|--|---|---------------------|---------|------------------------|
| | Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc. | Rs. 43 lakhs | 7 years | Rs. 3.01 Cr |
| | Adoption of Village Pond & its maintenance | Rs. 20 lakhs | 7 years | Rs. 1.4 Cr |
| 2. | Installation of water coolers in common areas for general public in different places | Rs. 1.5 lakh | 7 years | Rs. 10.5 lakhs |
| 3. | Woolen Clothes & Blanket distribution & food to needy people during winters | Rs. 1 lakh | 7 years | Rs. 7 lakhs |
| 4. | Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities | Rs. 2.5 lakhs | 7 years | Rs. 17.5 lakhs |
| 5. | Tree plantation drive on World Environment Day-Cost | Rs. 1 lakh | 5 years | Rs. 5 lakhs |
| Total amount to be spent on Additional Environmental Activities | | Rs. 69 Lakhs | | Rs. 4.81 Crores |

The Committee perused the salient features of the application proposal and after detailed deliberations, decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same needs to be checked and revised.
2. The Project Proponent shall submit the basis of considering the population for Group Housing @800 Flats per acre.
3. The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall submit the details of the same.
4. The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4005 KLD.
5. The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked.
6. On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.
7. The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

- (i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the reply as under:

| S. No | ADS raised | Reply | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------|---|---|---------------------|----------------------------------|------------------------|---------------------|----------------------------------|----|-----------------------------|---------------|-------------|---------------|----|----------------|-------------|------|----------------|----|--|--------|------|--------|----|---------------|-------|---------|-------|----|---|--------------|-----------------|--------------|----|----------------------------|--------|-------|--------|----|------------------------|--------|------|--------|----|------------------------------|-------------|-------------|--------------|----|-------------------------|--------------|-------------|--------------|
| 1. | The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same needs to be checked and revised. | <p>In this regard, we wish to highlight that, as per approved layout plan 44.91 acres will be combined area under commercial and mixed land use; out of which 10.29 acres will be commercial area.</p> <p>Secondly, 43.71 acres is the area under parks and not commercial area. The said details have already been mentioned in Table 2.7 of Chapter 2 of EIA report. Also, Approved layout plan highlighting the said area as under:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>EC Accorded (in acres)</th> <th>Proposed (in acres)</th> <th>Total After Expansion (in acres)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total area of Scheme</td> <td>625.35</td> <td>5.61</td> <td>630.96</td> </tr> <tr> <td>2.</td> <td>Area under EWS</td> <td>31.27(@ 5%)</td> <td>0.94</td> <td>32.21 (@ 5.1%)</td> </tr> <tr> <td>3.</td> <td>Area of Scheme after deduction EWS (1-2)</td> <td>594.08</td> <td>4.67</td> <td>598.75</td> </tr> <tr> <td>4.</td> <td>Reserved Area</td> <td>43.89</td> <td>(-) 3.8</td> <td>40.09</td> </tr> <tr> <td>5.</td> <td>Area under Commercial and Mixed Land use</td> <td>49.12</td> <td>(-) 4.21</td> <td>44.91</td> </tr> <tr> <td>6.</td> <td>Net Planned Area (1-2-4-5)</td> <td>501.07</td> <td>12.68</td> <td>513.75</td> </tr> <tr> <td>7.</td> <td>Total Residential Area</td> <td>242.03</td> <td>6.41</td> <td>248.44</td> </tr> <tr> <td>8.</td> <td>Area under Commercial</td> <td>7.01</td> <td>3.28</td> <td>10.29</td> </tr> <tr> <td>9.</td> <td>Area Under Parks</td> <td>42.83</td> <td>0.88</td> <td>43.71</td> </tr> </tbody> </table> | S. No. | Description | EC Accorded (in acres) | Proposed (in acres) | Total After Expansion (in acres) | 1. | Total area of Scheme | 625.35 | 5.61 | 630.96 | 2. | Area under EWS | 31.27(@ 5%) | 0.94 | 32.21 (@ 5.1%) | 3. | Area of Scheme after deduction EWS (1-2) | 594.08 | 4.67 | 598.75 | 4. | Reserved Area | 43.89 | (-) 3.8 | 40.09 | 5. | Area under Commercial and Mixed Land use | 49.12 | (-) 4.21 | 44.91 | 6. | Net Planned Area (1-2-4-5) | 501.07 | 12.68 | 513.75 | 7. | Total Residential Area | 242.03 | 6.41 | 248.44 | 8. | Area under Commercial | 7.01 | 3.28 | 10.29 | 9. | Area Under Parks | 42.83 | 0.88 | 43.71 |
| S. No. | Description | EC Accorded (in acres) | Proposed (in acres) | Total After Expansion (in acres) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Total area of Scheme | 625.35 | 5.61 | 630.96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Area under EWS | 31.27(@ 5%) | 0.94 | 32.21 (@ 5.1%) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | Area of Scheme after deduction EWS (1-2) | 594.08 | 4.67 | 598.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | Reserved Area | 43.89 | (-) 3.8 | 40.09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Area under Commercial and Mixed Land use | 49.12 | (-) 4.21 | 44.91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Net Planned Area (1-2-4-5) | 501.07 | 12.68 | 513.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Total Residential Area | 242.03 | 6.41 | 248.44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | Area under Commercial | 7.01 | 3.28 | 10.29 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. | Area Under Parks | 42.83 | 0.88 | 43.71 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | The Project Proponent shall submit the basis of considering the population | In this regard, we wish to highlight that 14.084 acres of land has been allocated for Group Housing in the name of "The Views" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | <p>for Group Housing @ 800 Flats per acre.</p> | <p>having 800 No. of flats. Separate layout plan has been approved for Group Housing site mentioning Flats details and is submitted.</p> <p>Further, population of the Group Housing has been calculated on the basis of 5 persons per flat, which comes out to be $800 \times 5 = 4,000$ persons.</p> <table border="1" data-bbox="634 422 1404 1018"> <thead> <tr> <th colspan="8">NO OF APARTMENT</th> </tr> <tr> <th>FLOOR</th> <th colspan="7">BLOCK</th> </tr> <tr> <td></td> <th>G</th> <th>H</th> <th>K</th> <th>J</th> <th>F</th> <th>L</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>GROUND</td> <td>10</td> <td>8</td> <td>10</td> <td>6</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>FIRST</td> <td>10</td> <td>8</td> <td>10</td> <td>6</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>SECOND</td> <td>12</td> <td>12</td> <td>12</td> <td>8</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>THIRD</td> <td>12</td> <td>12</td> <td>12</td> <td>8</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>FOURTH</td> <td>12</td> <td>12</td> <td>12</td> <td>8</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>FIFTH</td> <td>12</td> <td>12</td> <td>12</td> <td>8</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>SIXTH</td> <td>12</td> <td>12</td> <td>12</td> <td>8</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>SEVENTH</td> <td>12</td> <td>12</td> <td>12</td> <td>8</td> <td>8</td> <td>12</td> <td>8</td> </tr> <tr> <td>EIGHTH</td> <td>4</td> <td>12</td> <td>4</td> <td>6</td> <td>8</td> <td>10</td> <td>8</td> </tr> <tr> <td>NINTH</td> <td>4</td> <td>12</td> <td>4</td> <td>4</td> <td>8</td> <td>8</td> <td>8</td> </tr> <tr> <td>TENTH</td> <td>4</td> <td>12</td> <td>4</td> <td>4</td> <td>8</td> <td>6</td> <td>8</td> </tr> <tr> <td>ELEVENTH</td> <td>4</td> <td>12</td> <td>4</td> <td>4</td> <td>8</td> <td>6</td> <td>8</td> </tr> <tr> <td>TWELFTH & THIRTEENTH</td> <td rowspan="2">4</td> <td rowspan="2">12</td> <td rowspan="2">4</td> <td>4</td> <td rowspan="2">8</td> <td>6</td> <td rowspan="2">8</td> </tr> <tr> <td></td> <td>2</td> <td>4</td> </tr> <tr> <td>TOTAL</td> <td>112</td> <td>148</td> <td>112</td> <td>84</td> <td>104</td> <td>136</td> <td>104</td> </tr> <tr> <td>GRAND TOTAL</td> <td colspan="6">696</td> <td>104</td> </tr> <tr> <td></td> <td colspan="6">APPROVED</td> <td>ADDITIONAL</td> </tr> <tr> <td>TOTAL</td> <td colspan="6"></td> <td>800</td> </tr> </tbody> </table> | NO OF APARTMENT | | | | | | | | FLOOR | BLOCK | | | | | | | | G | H | K | J | F | L | B | GROUND | 10 | 8 | 10 | 6 | 8 | 12 | 8 | FIRST | 10 | 8 | 10 | 6 | 8 | 12 | 8 | SECOND | 12 | 12 | 12 | 8 | 8 | 12 | 8 | THIRD | 12 | 12 | 12 | 8 | 8 | 12 | 8 | FOURTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | FIFTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | SIXTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | SEVENTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | EIGHTH | 4 | 12 | 4 | 6 | 8 | 10 | 8 | NINTH | 4 | 12 | 4 | 4 | 8 | 8 | 8 | TENTH | 4 | 12 | 4 | 4 | 8 | 6 | 8 | ELEVENTH | 4 | 12 | 4 | 4 | 8 | 6 | 8 | TWELFTH & THIRTEENTH | 4 | 12 | 4 | 4 | 8 | 6 | 8 | | 2 | 4 | TOTAL | 112 | 148 | 112 | 84 | 104 | 136 | 104 | GRAND TOTAL | 696 | | | | | | 104 | | APPROVED | | | | | | ADDITIONAL | TOTAL | | | | | | | 800 |
|----------------------|---|--|-----------------|----|-----|-----|------------|--|--|--|-------|-------|--|--|--|--|--|--|--|---|---|---|---|---|---|---|--------|----|---|----|---|---|----|---|-------|----|---|----|---|---|----|---|--------|----|----|----|---|---|----|---|-------|----|----|----|---|---|----|---|--------|----|----|----|---|---|----|---|-------|----|----|----|---|---|----|---|-------|----|----|----|---|---|----|---|---------|----|----|----|---|---|----|---|--------|---|----|---|---|---|----|---|-------|---|----|---|---|---|---|---|-------|---|----|---|---|---|---|---|----------|---|----|---|---|---|---|---|----------------------|---|----|---|---|---|---|---|--|---|---|-------|-----|-----|-----|----|-----|-----|-----|-------------|-----|--|--|--|--|--|-----|--|----------|--|--|--|--|--|------------|-------|--|--|--|--|--|--|-----|
| NO OF APARTMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FLOOR | BLOCK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | G | H | K | J | F | L | B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GROUND | 10 | 8 | 10 | 6 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIRST | 10 | 8 | 10 | 6 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SECOND | 12 | 12 | 12 | 8 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| THIRD | 12 | 12 | 12 | 8 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FOURTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIFTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SIXTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SEVENTH | 12 | 12 | 12 | 8 | 8 | 12 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EIGHTH | 4 | 12 | 4 | 6 | 8 | 10 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NINTH | 4 | 12 | 4 | 4 | 8 | 8 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TENTH | 4 | 12 | 4 | 4 | 8 | 6 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEVENTH | 4 | 12 | 4 | 4 | 8 | 6 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TWELFTH & THIRTEENTH | 4 | 12 | 4 | 4 | 8 | 6 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 2 | | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 112 | 148 | 112 | 84 | 104 | 136 | 104 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRAND TOTAL | 696 | | | | | | 104 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | APPROVED | | | | | | ADDITIONAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | 800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>3.</p> | <p>The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall submit the details of the same.</p> | <p>Population of the entire Integrated Township project has been recalculated considering every component as well as floating population. Revised population details is submitted.</p> <p>Residential Population of the project includes Residential Plots, Group Housing & EWS = 69,030 persons</p> <p>Floating Population (10% of Residential Pop. + Reserved areas + Commercial & Facilities) = 6,903 + 4,009 + 4,947 = 15,859 persons</p> <p>Total estimated population after expansion will be about 84,889 Persons</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Sector No. | Reserved Area (in acres) | Population under reserved area @ 100 persons per acre | No. of Residential Plots | Population under plots @ 15 persons per plot | No. of flats in Group Housing | Population under Group Housing @ 5 persons per flat | Area under EWS (in acres) | Population EWS @ 450 persons per acre | Area under commercial (in acres) | Area under Facilities (in acres) | Total Area under Commercial & Facilities (in acres) | Population under Commercial & Facilities @ 100 persons per acre |
|------------|--------------------------|---|--------------------------|--|-------------------------------|---|---------------------------|---------------------------------------|----------------------------------|----------------------------------|---|---|
| 98 | 21.84 | 2,184 | 178 | 2,670 | - | - | - | - | 0.83 | 10.52 | 11.35 | 1,135 |
| 99 | 0.37 | 37 | 115 | 1,725 | - | - | 2.42 | 1,089 | - | 5.11 | 5.11 | 511 |
| 104 | 0.66 | 66 | 180 | 2,700 | - | - | 1.11 | 500 | - | - | - | - |
| 105 | 4.50 | 450 | 464 | 6,960 | 800 flats | 4,000 | - | - | 7.68 | 0.89 | 8.57 | 857 |
| 106 | 0.03 | 3 | 80 | 1,200 | - | - | - | - | - | 0.51 | 0.51 | 51 |
| 108 | 3.63 | 363 | 812 | 12,180 | - | - | - | - | 1.78 | 6.54 | 8.32 | 832 |
| 109 | 9.06 | 906 | 1,540 | 23,100 | - | - | 9.06 | 4,077 | - | 15.11 | 15.11 | 1,511 |
| 110 | 0.00 | - | - | - | - | - | 19.62 | 8,829 | - | 0.50 | 0.5 | 50 |
| | 40.09 | 4,009 persons | 3,369 | 50,535 persons | | 4,000 persons | | 14,495 persons | | | | 4,947 persons |

| 4. | The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4,005 KLD. | <p>Water requirement of the project for earlier EC granted in the year 2020 was calculated @ 200 lpcd for residential population and @ 45 lpcd for floating population.</p> <p>Now, for the expansion proposal, the water requirement of the project has been recalculated @ 135 lpcd for residential population and @ 45 lpcd for floating population, considering the NBC Norms.</p> <p>Thus, there will be overall reduction of 3,711 KLD of water requirement w.r.t earlier EC accorded 2020. Although, there will be slight increase in population.</p> <p>Component wise water requirement of the project w.r.t earlier EC granted in the year 2020 and expansion proposal is submitted.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>EC Accorded (KLD)</th> <th>Proposed (KLD)</th> <th>Total (After Expansion) (KLD)</th> </tr> </thead> <tbody> <tr> <td>Total Water Demand</td> <td>13,744</td> <td>(-) 3,711</td> <td>10,033</td> </tr> <tr> <td>Flushing Water Demand</td> <td>3,160</td> <td>263</td> <td>3,423</td> </tr> <tr> <td>Fresh Water Demand</td> <td>10,584</td> <td>(-) 3,974</td> <td>6,610</td> </tr> </tbody> </table> | Description | EC Accorded (KLD) | Proposed (KLD) | Total (After Expansion) (KLD) | Total Water Demand | 13,744 | (-) 3,711 | 10,033 | Flushing Water Demand | 3,160 | 263 | 3,423 | Fresh Water Demand | 10,584 | (-) 3,974 | 6,610 |
|------------------------------|---|---|-------------------------------|-------------------|----------------|-------------------------------|---------------------------|--------|-----------|--------|------------------------------|-------|-----|-------|---------------------------|--------|-----------|-------|
| Description | EC Accorded (KLD) | Proposed (KLD) | Total (After Expansion) (KLD) | | | | | | | | | | | | | | | |
| Total Water Demand | 13,744 | (-) 3,711 | 10,033 | | | | | | | | | | | | | | | |
| Flushing Water Demand | 3,160 | 263 | 3,423 | | | | | | | | | | | | | | | |
| Fresh Water Demand | 10,584 | (-) 3,974 | 6,610 | | | | | | | | | | | | | | | |
| 5. | The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked. | <p>About 30,784 kg/day (@ 0.4 kg/capita/day for residential pop. and @ 0.2 kg/capita/day for floating pop.) of solid waste will be generated after full occupancy. Solid waste is being duly segregated into biodegradable and non-biodegradable components. Separate area has been earmarked for management of solid waste.</p> <p>Presently, the biodegradable waste is being managed through 2 Mechanical Composters of capacity 500 kg each installed in Sector 105 and Sector 108, considering the current occupancy load. Photographs of the same is submitted and PO of the same is submitted.</p> | | | | | | | | | | | | | | | | |

| | | <p>Recyclable waste is being sold to resellers. Inert waste is being dumped to dumping site. Agreement has been done with M/s Shri Govind Enterprises for collection and disposal of inert waste; copy of the agreement is submitted.</p> <p>In future, there will be planning to provide 2 Centralized Material Recovery Facility (MRF) of total capacity 13 MTD (One MRF plant of capacity 6 MTD & other 7 MTD) in place of Mechanical Composters.</p> <p>Details proposal for solid waste management mentioning the quantity of solid waste generation, its categorization based on nature, flow chart, disposal and technical specification of Centralized Material Recovery Facility (MRF) is submitted. Separate layout plan of Centralized Material Recovery Facility (MRF) section is submitted. Approved layout plan showing location of proposed Centralized Material Recovery Facility in Sectors 98 & 109 is submitted.</p> <p>Rs. 2 Crores has been allocated for Solid waste management and Rs. 15 lakhs as recurring charges per annum under Environment Management Plan. Revised EMP showing the same is submitted.</p> | | | | | | | | | | |
|---|---|---|------|------|------|------|------|---|-------|------|------|------|
| 6. | <p>On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.</p> | <p>Adequacy report for STP of capacity 5 MLD is being done by independent expert Dr. R.P Jangid (Retd. Superintending Engineer, RUIDP, M.Tech, Ph. D) and 2.5 MLD by M/s Eco Laboratories & Consultant Pvt. Ltd. and copy of reports is submitted.</p> <p>Further, testing of STP inlet and outlet is being conducted by Vardan Enviro Lab (NABL Accredited Laboratory) and copy of the test reports is submitted.</p> | | | | | | | | | | |
| 7. | <p>The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.</p> | <p>Year wise breakup of expenditure done on Environment Management Plan (EMP) is given below:</p> <table border="1" data-bbox="630 1665 1414 1793"> <thead> <tr> <th>Year</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>Expenditure done (Rs. in Crores)</td> <td>13.29</td> <td>1.77</td> <td>1.83</td> <td>3.35</td> </tr> </tbody> </table> | Year | 2020 | 2021 | 2022 | 2023 | Expenditure done (Rs. in Crores) | 13.29 | 1.77 | 1.83 | 3.35 |
| Year | 2020 | 2021 | 2022 | 2023 | | | | | | | | |
| Expenditure done (Rs. in Crores) | 13.29 | 1.77 | 1.83 | 3.35 | | | | | | | | |

| | | |
|--|--|--|
| | | <p>Total Rs. 4.81 Crores has been allocated under Corporate Environment Responsibility (CER) in time period of 7 years. Thus, approx. Rs. 2.07 Crores is to be spent till 31st March, 2023 on CER activities. Out of which, Rs. 1.38 Crores has been spent on various CER activities till 31st March, 2023.</p> <p>Following activities has been under taken under Corporate Environment Responsibility (CER):</p> <ul style="list-style-type: none"> • Rs. 86 lakhs have been spent so far on construction of Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc. in Village Raipur Kalan. <i>(Presently, the work for trunk sewer has been put on hold. As, septic tank exists in each individual house, hence sewage for treatment is not available)</i> • Rs. 40 lakhs have been spent on maintenance of Village Raipur Kalan pond so far. <i>(But, GMDA has constructed dividing road between Sector 108 & 109. Thus, the pond is coming within the sector road demarcation, hence will have to levelled for continuity of Sector Road)</i> • Rs. 3 lakhs have been spent on installation of water coolers in common areas for general public in different places. • Rs. 2 lakhs have been spent on distribution of woolen clothes, blanket and food to needy people. • Rs. 5 lakhs have been spent on maintenance and providing necessary facilities in Govt. Primary School of Village Moujpur. • Rs. 2 lakhs spent on tree plantation drive through NGO "Eco Conserve Foundation". |
|--|--|--|

Breakup of the EMP with component wise is given below:

| Year | 2020 | 2021 | 2022 | 2023 |
|---------------------------------|---------------------|--------------------|--------------------|--------------------|
| Expenditure Done In Rs. | | | | |
| Greenbelt Development | 9,563,517 | 10,417,161 | 7,600,074 | 5,850,005 |
| Greenbelt Maintenance | 2,707,493 | 3,330,273 | 6,158,495 | 7,473,729 |
| STP Construction | 18,750,000 | -- | -- | -- |
| O&M of STP | 1,919,820 | 4,020,966 | 4,626,741 | 5,180,545 |
| Construction of Recharging pits | -- | -- | -- | 15,005,545 |
| Total Yearly Cost | 13,29,40,830 | 1,77,68,400 | 1,83,85,310 | 3,35,09,824 |

The Project Proponent has submitted the revised calculation of population estimation and water demand in their presentation with details as under:

| Description | EC accorded in 2020 | | | | After Expansion | | | |
|---|---------------------|--------------------------|-----------------------------|--------------------------|-----------------|--------------------------|-----------------------------|--------------------------|
| | Population | Total Water Demand (KLD) | Flushing Water Demand (KLD) | Fresh Water Demand (KLD) | Population | Total Water Demand (KLD) | Flushing Water Demand (KLD) | Fresh Water Demand (KLD) |
| Residential Plots | 47745 | 9549 | 2149 | 7400 | 50535 | 6822 | 2274 | 4548 |
| Group Housing | 6653 | 1331 | 299 | 1032 | 4000 | 540 | 180 | 360 |
| EWS | 11727 | 2345 | 528 | 1817 | 14495 | 1957 | 652 | 1305 |
| Mixed land use, Commercial and Facilities | 7115 | 321 | 114 | 207 | 4947 | 223 | 99 | 124 |
| Reserved Area | 4389 | 198 | 70 | 128 | 4009 | 180 | 80 | 100 |
| Floating Population | - | - | - | - | 6903 | 311 | 138 | 173 |
| Total | 77629 | 13744 | 3160 | 10584 | 84889 | 10033 | 3423 | 6610 |

The same was found to be in order by the Committee.

The Project Proponent submitted the adequacy report of the existing STPs of 5 MLD capacity to take care of the waste water being generated from sector 108, 109 & 110 and 2.5 MLD STP and the same was found to be complying the prescribed discharge standards by the Committee.

The Project Proponent has estimated the total solid waste generation with proposed expansion as 30.86 TPD (consisting 40% bio-degradable waste i.e., 12.34 TPD, 45% non-biodegradable waste i.e., 13.89 TPD and 15% inert waste i.e., 4.63 TPD). Further, it was proposed to set up two centralized facilities of 6 MT & 7 MT per day respectively for the management of organic waste. The non-biodegradable waste (non-recyclable component) after segregation and the inert waste are proposed to be disposed of to the authorized site of GMADA. The Committee asked the Project Proponent to earmark the site on the layout plan for solid waste management and shall provide green belt by providing at least two rows of broad leaf trees of size not less than 6 ft. height around the SWM facility area to mitigate the odour nuisance.

The Project Proponent further apprised the Committee that as per the EC granted in 2020, 964 lacs capital cost and Rs. 43.70 lacs recurring cost has been allocated for construction phase and Rs. 131 lacs capital cost and Rs. 21 lacs recurring cost has been allocated during operation phase. Further, an expenditure of Rs. 671 lacs capital cost and Rs. 354 lacs recurring cost has already been made till 31.03.2023 with respect to the EC accorded in 2020 for the development of green area, setting up of STPs and rain water recharging pits.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab, subject to the following standard & Specific conditions:

Specific Condition:

1. The Project Proponent shall provide green belt by providing at least two rows of broad leaf trees of size not less than 6 feet height around the SWM facility area to mitigate odour nuisance.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) 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.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

| Sr. No | Nature of the Stream | Color code |
|---------------|---|-------------------|
| a) | Fresh water | Blue |
| b) | Untreated wastewater from Toilets/ urinal and from Kitchen | Black |
| c) | Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing | Grey |
| d) | Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible. | White |
| e) | Treated wastewater (for reuse only for plantation purposes) from the STP treating black water | Green |
| f) | Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater | Green with strips |
| g) | Stormwater | Orange |

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall

be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

- vi) 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.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk 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, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

EMP

| S. No. | Title | Capital cost (Rs. in lakhs) | Recurring Cost (Rs. Lakhs/ Annum) |
|--------|--|-----------------------------|-----------------------------------|
| 1. | Air & Noise Pollution Control (Acoustic enclosure for DG sets) | 10 | 2 |

| | | | |
|--------------|---|----------------------|-------------------------------|
| 2. | Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each) | 100 | 10 |
| 3. | Landscaping and development of green area | 25 | 25 |
| 4. | Solid Waste Management | 50 | 5 |
| 5. | Rain water recharging pits | 75 | 5 |
| 6. | Environmental monitoring | 3 | 5 |
| Total | | Rs. 263 Lakhs | Rs. 52 lakhs per annum |

Additional Environmental Activities:

| S. No. | Activities | Annual expenditure | Timeline | Total expenditure in 7 years |
|--|---|---------------------|----------|------------------------------|
| 1. | Adoption of Village Raipur Kalan | | | |
| | Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc. | Rs. 43 lakhs | 7 years | Rs. 3.01 Cr |
| | Adoption of Village Pond & its maintenance | Rs. 20 lakhs | 7 years | Rs. 1.4 Cr |
| 2. | Installation of water coolers in common areas for general public in different places | Rs. 1.5 lakh | 7 years | Rs. 10.5 lakhs |
| 3. | Woolen Clothes & Blanket distribution & food to needy people during winters | Rs. 1 lakh | 7 years | Rs. 7 lakhs |
| 4. | Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities | Rs. 2.5 lakhs | 7 years | Rs. 17.5 lakhs |
| 5. | Tree plantation drive on World Environment Day-Cost | Rs. 1 lakh | 5 years | Rs. 5 lakhs |
| Total amount to be spent on Additional Environmental Activities | | Rs. 69 Lakhs | | Rs. 4.81 Crores |

XI. Validity

- i) This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management &

Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) 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.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd. who submitted written letter from the project proponent dated 25.12.2023 vide which it has requested for deferment of item due to medical emergency.

The supporting staff apprised SEIAA that on scrutinizing the proceedings of the meeting of SEAC, the following clarifications are required to be obtained from SEAC:

1. Deliberations of SEAC upon the certified compliance report of the project.
2. There has been huge decrease in project cost whereas the land area and built-up area of the project have both increased significantly. In this regard SEAC has mentioned that as per the PP, the estimated project cost has been reduced due to change in planning as earlier they were planning to construct villas themselves but this construction will now not be undertaken by the PP. However the Project Proponent has mentioned in its proposal that they have completed structural work of 99 villas in Sector-106,108 & 109 and further the no. of plots in these sectors as per revised planning has increased from 77 to 80, 808 to 812 & 1375 to 1540 respectively. The reduced project cost submitted by the PP therefore needs to be re-examined.
3. Population and pollution load of primary school and high school which were considered by the Project Proponent at the time of obtaining EC in 2020 have not been considered in the present expansion proposal.
4. The Project Proponent has not submitted NOC from GMADA regarding disposal of excess treated wastewater into GMADA sewer.
5. The Project Proponent was issued show cause notice for violation of the provision of the Water Act, 1974, with an opportunity of personal hearing before Chairman, PPCB on 14.09.2023. The primary reason for the issue of show cause notice was that the project proponent has not made adequate arrangements for disposal of treated wastewater in the winter and monsoon seasons for the existing level of treated waste water. The Project Proponent In reply to the notice has proposed to dispose of excess treated wastewater onto land for plantation @ 3.835 acre in Sector-110 to be developed as per Karnal Technology. However, as per EC application filed, the Project Proponent has proposed to dispose of excess treated wastewater into GMADA sewer and no proposal for disposal onto land for plantation as per Karnal Technology has been mentioned. Moreover, in the

layout plan submitted with the EC application, the area in Sector-110 has not been reserved for plantation as per Karnal Technology.

6. The Project Proponent has not submitted any proof regarding spending of Rs. 1.38 Crore funds on CER Activities.

After detailed deliberations, SEIAA decided to remand back the case to SEAC to examine and provide clarifications in respect of the above observations. The EC application would be further processed upon receipt of the reply from SEAC.

Item No. 273.03: Application for Terms of Reference (Violation category) under EIA notification dated 14.09.2006 for expansion of Mega Residential Project Namely “TDI Township” at Sector-74-A, 92, 116, 117, 118, 119, spread across villages: Ballomajra, Baliyali, Daun, Chapparchiri Kalan and Chajjumajra in Distt. S.A.S. Nagar (Mohali), Punjab by M/s TDI Infratech Ltd (Proposal No. SIA/PB/INFRA2/448341/2023).

The Project Proponent was granted Environmental Clearance from SEIAA Punjab vide No. SEIAA/2015/5194 dated 01.10.2015 for construction of a Housing Project Namely “TDI Township” at Sector 117-118, Village Ballomajra, District SAS Nagar by M/s Taneja Developers & Infrastructure Ltd. The total plot area of the project was 230.034 acres having built-up area of 2,86,135 sqm.

The Project Proponent has applied for obtaining Terms of Reference (**Violation category**) under EIA notification dated 14.09.2006 for expansion of Mega Residential Project Namely “TDI Township” at Sector-74-A, 92, 116, 117,118, 119, spread across villages: Ballomajra, Baliyali, Daun, Chapparchiri Kalan and Chajjumajra in Distt. S.A.S. Nagar (Mohali), Punjab. The total land area of the project is increased from 230.034 acres to 293.454 acres having built up area increased from 2,86,135 sqm to 12,99,604.74 sqm. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The details of the Change of Land Use for land area measuring 363.174 acres have been obtained from Competent Authority is as under:

1. Change of land use has been obtained from Department of Town Planning, Punjab. vide memo no. 18/117/2006-5HG2/12779 dated 22.12.2006 for an area measuring 131.618 acres
2. vide memo no. 5908/CTP (Pb)/SP-432(M) dated 12.11.2008 for an area measuring 49.220 acres
3. vide memo no. 6421/CTP (Pb)/SP-432(M) dated 12.08.2009 for an area measuring 24.868 acres
4. vide memo no. 4269/CTP (Pb)/SP-432(M) dated 01.06.2010 for an area measuring 45.56 acres
5. vide memo. 172/CTP (Pb)/SP-432(M) dated 12.01.2011 for an area measuring 11.83 acres
6. vide memo no. 1825/CTP (Pb)/SP-432(M) dated 28.03.2013 for an area measuring 14.44 acres
7. vide memo no. 1604/CTP (Pb)/SP-432(M) dated 13.03.2014 for an area measuring 38.05 acres
8. vide memo no. 1962/CTP (Pb)/SP-432(M) dated 31/03.2014 for an area measuring 4.21 acres
9. vide memo no. 733 CTP (Pb)/SP-432 (M) dated 21/02/2017 for an area measuring 7.96 acres

10. vide memo no. 1515/CTP (Pb)/SP-432(M) dated 21.04.2017 for an area measuring 0.9 acres
11. vide memo no. 4999/CTP (Pb)/SP-432(M) dated 24.08.2018 for an area measuring 9.4 acres
12. vide memo no. 5182/CTP (Pb)/SP-432(M) dated 17.09.2019 for an area measuring 10.3 acres
13. vide memo no. 4540/CTP (Pb)/SP-432(M) dated 06.08.2021 for an area measuring 4.2 acres
14. vide memo no. 24650/CTP (Pb)/SP-432(M) dated 27.05.2022 for an area measuring 6.8 acres.
15. Vide memo No. 4585/CTP(Pb)/ SP-432(M) dated 11.10.2022 for an area measuring 3.818 acres.

The Project Proponent has deposited Rs. 9,57,700/- vide RTGS No. PSIBR21301106755 dated 28.10.2021. The adequacy of the fee has been checked & verified by supporting staff of SEIAA.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

- (i) Mr. Mandeep Sharma, General Manager M/s TDI Infratech Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the application proposal. Thereafter, the Environmental Consultant presented the case as under:

| Sr. No | Description of Property | Unit No | Area in (Sq.m) | Area in (Acres) | Construction Status | | |
|--------|-------------------------|---------|----------------|-----------------|---------------------|--------------------|--------|
| | | | | | Constructed | Under Construction | Vacant |
| 1. | Residential Plot | 1,711 | 3,79,688.88 | 93.82 | 594 | 217 | 900 |
| 2. | Independent Floor (G+2) | 74 | 32,900.67 | 8.130 | 74 | 0 | 0 |
| 3. | Independent Floor (S+4) | 36 | 7,156.84 | 1.769 | 0 | 0 | 36 |
| 4. | Commercial SCO | 681 | 71,305.06 | 17.62 | 245 | 193 | 243 |
| 5. | Commercial DSS | 9 | 250.84 | 0.062 | 0 | 0 | 0 |
| 6. | Commercial DSS | 100 | 3,251.58 | 0.803 | 0 | 0 | 0 |
| 7. | Commercial Booth | 83 | 2,460.98 | 0.608 | 49 | 5 | 29 |
| 8. | Milk Booth No. | 9 | 188.13 | 0.046 | 2 | 0 | 7 |
| 9. | Multiplex/Food Court | 1 | 3,508.17 | 0.867 | 0 | 0 | 1 |
| 10. | COMM. Anchor Store 1 | 1 | 593.65 | 0.147 | 1 | 0 | 0 |
| 11. | Comm. Anchor Store 2 | 1 | 256.52 | 0.063 | 0 | 0 | 1 |

| | | | | | | | |
|-----|--|----------|---------------|---------------|----------|----------|----------|
| 12. | Comm. Anchor store 3 | 1 | 468 | 0.116 | 0 | 0 | 1 |
| 13. | Commercial Site 1 | 1 | 945 | 0.233 | 0 | 0 | 1 |
| 14. | Commercial Site 2 | 1 | 6,479 | 1.60 | 1 | 0 | 0 |
| 15. | Commercial Site 3 | 1 | 5,585 | 1.380 | 0 | 1 | 0 |
| 16. | Commercial Site 4 | 1 | 3,027 | 0.748 | 0 | 0 | 1 |
| 17. | Commercial Site 5 | 1 | 4,833 | 1.194 | 0 | 0 | 1 |
| 18. | Commercial Site 6 | 1 | 1,133 | 0.280 | 0 | 0 | 1 |
| 19. | Commercial Site 7 | - | 0 | 0 | - | - | - |
| 20. | Commercial Site 8 | - | 0 | 0 | - | - | - |
| 21. | Commercial Pocket A | | 0 | 0.00 | - | - | - |
| 22. | Club | 1 | 4,806 | 1.188 | 1 | 0 | 0 |
| 23. | Group Housing -WH-1 | 396 | 21,826 | 5.39 | 1 | 0 | 0 |
| 24. | Group Housing -WH-2 | 202 | 12,869 | 3.18 | 1 | 0 | 0 |
| 25. | EWS (Land Transfer to GMADA) (Not Included) | 5 | 63,908 | 15.792 | 0 | 0 | 5 |
| 26. | Nursery/Primary School-1 | 1 | 3,064 | 0.757 | 1 | 0 | 0 |
| 27. | Nursery/Primary School-2 | 1 | 3,035 | 0.750 | 0 | 0 | 1 |
| 28. | Nursery/Primary School-3 | 1 | 3,035 | 0.750 | 0 | 0 | 1 |
| 29. | Nursery/Primary School-4 | 1 | 3,035 | 0.750 | 0 | 0 | 1 |
| 30. | Nursery/High School-5 | 1 | 8,094 | 2.000 | 0 | 0 | 1 |
| 31. | Nursery/High School-7 | 1 | 8,094 | 2.000 | 0 | 0 | 1 |
| 32. | Nursery/High School-8 | 1 | 8,094 | 2.000 | 0 | 0 | 1 |
| 33. | Nursery/Primary School-9 | 1 | 3,036 | 0.750 | 0 | 0 | 1 |
| 34. | Religious Building-1 | 1 | 2,547 | 0.629 | 1 | 0 | 0 |
| 35. | Religious Building-2 | 1 | 4,109 | 1.015 | 1 | 0 | 0 |
| 36. | Religious Building-3 | 1 | 2,511 | 0.620 | 0 | 0 | 1 |
| 37. | Creche/Orphanage -1 | 1 | 1,076 | 0.266 | 0 | 0 | 1 |

| | | | | | | | |
|-----|---------------------------|--------------|------------------|----------------|---|---|---|
| 38. | Dispensary -2 | 1 | 2,023 | 0.500 | 0 | 0 | 1 |
| 39. | Dispensary -3 | 1 | 2,023 | 0.500 | 0 | 0 | 1 |
| 40. | Health Center | | 0 | 0.000 | - | - | - |
| 41. | Community Center | 1 | 6,001 | 1.483 | 0 | 0 | 1 |
| 42. | CFC | | 0 | 0.000 | - | - | - |
| 43. | S.P.O | 1 | 45 | 0.011 | 0 | 0 | 1 |
| 44. | Police Post | 1 | 2,023 | 0.500 | 0 | 0 | 1 |
| 45. | STP Site Area | 1 | 2,426 | 0.599 | 1 | 0 | 0 |
| 46. | EGS Site Area | 1 | 1,824 | 0.451 | 0 | 1 | 0 |
| 47. | Petrol Pump | 1 | 1,355 | 0.335 | 0 | 0 | 0 |
| 48. | S.W.M. | 1 | 1,502 | 0.371 | 0 | 0 | 0 |
| 49. | Water Works | 1 | 386 | 0.095 | 1 | 0 | 0 |
| 50. | Roads/Parking/Open Spaces | - | 4,73,525 | 117.01 | - | - | - |
| 51. | Green Area | - | 81,152 | 20.05 | - | - | - |
| | | Total | 11,87,547 | 293.454 | - | - | - |

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for expansion of Mega Residential Project Namely “TDI Township” at Sector-74-A, 92, 116, 117, 118, 119, spread across villages: Ballomajra, Baliyali, Daun, Chapparchiri Kalan and Chajjumajra in Distt. S.A.S. Nagar (Mohali), Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.

3. The Project Proponent shall submit the details of the construction activity carried out in the project along with their timelines for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by the following:

- (i) Mr. Prince Chhabra, Vice President Operations, M/s TDI Infratech Limited.
- (ii) Mr. Mandeep Sharma, General Manager M/s TDI Infratech Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

Supporting staff apprised SEIAA that during discussion held in Item no. 265.02 in respect of the present project , SEIAA had observed that the owner of M/s TDI Infratech Ltd. group is required

to be made personally aware of the serious environmental malpractices being indulged in by the TDI Group and sensitized about the need to adhere to relevant environmental laws. It was therefore further decided that the owner (PP) shall be present in person in the next meeting of SEIAA, when the agenda of the projects being developed by it is taken up by the Authority.

SEIAA took a serious note of the non-compliance of the decisions of SEIAA by the Project Proponent and today also the PP is not present in person in the meeting which shows non-seriousness of the company to comply with the environmental norms.

The Environmental Consultant presented the salient features of the project.

To a query by SEIAA, the project proponent informed that at present they have installed a STP of 2.5 MLD capacity in Sector-117, a STP of 340 KLD in group housing of Sector-117 and a STP of 1.3 MLD is under installation in Sector-118. The Project Proponent also informed that they have developed 7 acres land in Sector-116 as per Karnal technology model for disposal of treated waste-water till the time the trunk sewer is laid and made operational by GMADA.

SEIAA directed the Project Proponent to ensure proper treatment and disposal of the waste-water generated from the project failing which directions u/s 5 of the EPA, 1986 will be issued to Sub-Registrar for stopping further registries under the project.

SEIAA noted that this is a "Violations" category project which is required to be dealt with in accordance with the provisions of OM dated 07.07.2021 of the MOEF&CC.

After detailed deliberations and taking into considerations the recommendations of SEAC, SEIAA decided as under:

1. Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
2. Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:

- i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
3. Terms of reference be issued to the project proponent as recommended by SEAC for expansion of mega residential project namely "TDI Township" located at Sector-74 A, 92, 116, 117, 118, 119, District SAS Nagar, Punjab by M/s TDI Infratech Ltd. subject to specific TOR & standard ToR as recommended by SEAC and additional specific ToRs as under:
- a) The project proponent shall make necessary arrangements for treatment and disposal of wastewater generated from the project in an environmentally sound manner.
 - b) The project proponent shall propose Additional Environment Activities amounting to Rs 4.94 Crore minus the amount already spent on CER / AEA activities (along with proof of expenditure already incurred) while applying for Environmental Clearance. For this purpose, the list of AEA activities suggested by SEIAA may also be referred to.
 - c) The project proponent shall install STP in modules instead of installation of single STP of 5 MLD capacity.
 - d) The project proponent shall submit a separate chapter defining the role and responsibilities of all stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.
 - e) Environmental Consultant shall prepare EIA report in accordance with Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Item No. 273.04: Application for Environment Clearance under EIA notification dated 14.09.2006 for Residential Area Development project namely “ELDECO VIVIANA” at Village Laton Kalan, Tehsil & District Ludhiana, Punjab by M/s Eldeco Maksad Properties Limited. (SIA/PB/INFRA2/434732/2023).

The project proponent has applied for obtaining Environment Clearance under EIA notification dated 14.09.2006 for establishment of area Development project namely “ELDECO VIVIANA” at Village Laton Kalan, Tehsil & District Ludhiana, Punjab. The total area of the project is 62751.56 sq.m having built up area of 60812.8300 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2023.

The project proponent has deposited Rs. 121625.66- vide UTR No 000000000033 dated 30.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7806 dated 17.11.2023 furnished the latest construction status report is as under:

“The proposed site of the subject cited Project was visited by officer of the Board on 28.08.2023. The point wise reply of the comments sought by SEIAA from this officer related to the proposal of the subject cited project, is given as under:

| SR. NO. | Report of point sought by SEIAA | Remarks |
|----------------|--|--|
| 1. | <i>Construction status of the proposal. Please send the clear-cut report as to whether construction for the project has been started for the project except for securing the land.</i> | <p>1. <i>The proposed site is located at village Lalton Kalan.</i></p> <p>2. <i>The project proponent has constructed one marketing office and project office. Further no construction has been carried out.</i></p> |
| 2. | <i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.</i> | <p><i>The following units are located within 500 m radius of the unit:</i></p> <p>1. <i>No rice sheller /stone crusher/ hot mix plant /cement grinding unit /brick kiln exist within 500m from the proposed site.</i></p> <p>2. <i>There is no jaggery, exist within 100m of the site.</i></p> |

| | | |
|----|---|--|
| | | <p>3. <i>There is no drain passing within or adjoining the site.</i></p> <p>4. <i>There is no common bio-medical treatment facility within 500m.</i></p> <p>5. <i>There is no eco sensitive area within 500m.</i></p> <p>6. <i>There is no MAH industry existing within 250m.</i></p> <p>7. <i>There is no Petroleum outlet exist adjoining the proposed site and boundary wall of the proposed site within 100m radius.</i></p> <p>8. <i>There is one poultry farm adjoining the proposed site and during visit problem of the flies and odour has been noticed at the proposed site.</i></p> |
| 3. | <i>Whether the site meets with the prescribed criteria for setting up of such projects.</i> | <i>It is submitted that as per CLU granted by Competent Authority the site of the proposed project is located in residential zone as per notified Master Plan of Ludhiana (2007-2031). The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.</i> |

The project proponent has proposed STP of capacity 350 KLD at the site. The project proponent has mentioned that 259 KLD of waste water will be generated out of which 119 KLD will be discharged outside its premises into nearby sewer and around 114 KLD treated waste water will be used for Flushing and horticulture.

The project proponent has neither submitted permission from GLADA regarding discharge of treated effluent into GLADA sewer nor the project proponent has submitted adequate arrangement for disposal of treated waste water onto land for plantation as per karnal technology to cater to the demand as per nature of the soil and there is problem of odour due to adjoining poultry farm and project proponent has not provided any proposal regarding the buffer zone.”

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

- (i) Sh. Amit Kumar, General Manager M/s Eldeco Maksad Properties Limited.
- (ii) Sh. Aman Sharma, Environmental Consultant M/s Vardan Environet.

The Committee allowed the Environmental Consultant to present the salient features of the

application proposal. Thereafter, the Environmental Consultant presented the case as under:

| Sr. No. | Description | Details |
|----------------|---|--|
| 1 | Basic Details | |
| 1.1 | Name of Project & Project Proponent: | Residential Township Project namely "ELDECO VIVIANA" by M/s Eldeco Maksad Properties Limited. SH. AMIT KUMAR (AUTHORIZED SIGNATORY) 201-212, 2 nd FLOOR, SPLENDOUR FORUM, JASOLA DISTRICT CENTRE, NEW DELHI- 110025 |
| 1.2 | Proposal: | (SIA/PB/INFRA2/434732/2023) |
| 1.3 | Location of project: | Village Laton Kalan, Tehsil & District Ludhiana, Punjab. |
| 1.4 | Details of Land area & Built up area: | Total plot area – 62751.56 sq.m. built-up area after will be 60812.83 sq.m. |
| 1.5 | Category under EIA notification dated 14.09.2006 | 8(a) |
| 1.6 | Cost of the project | Total – Rs 46.55 Cr. |
| 2. | Site Suitability Characteristics | |
| 2.1 | Whether site of the industry is suitable as per the provisions of Master Plan: | As per Master plan of the Ludhiana-2031, the project falls in residential zone. |
| 2.2 | Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status) | A copy of the permission letter for change of land use vide letter No. 1446 dated 16.12.2022 issued by GLADA for land area measuring 15.51 acres for establishment of residential colony (Plotted) in the name of M/s Eldeco Maksad Properties Ltd. submitted. |
| 3 | Forest, Wildlife and Green Area | |
| 3.1 | Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not: | A copy of NOC vide letter No. 1552 dated 26.05.2023 issued by Divisional Forest Officer, Ludhiana, wherein it has been mentioned that forest area does not fall in the project land submitted. |

| 3.2 | Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900: | No, the project does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. An undertaking in the prescribed format submitted. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------|--|---|-------|-------------|------------------------------|---|-----------------|------------|---|-----------------------------|------------|---|---------------|------------|---|--|------------|---|-----------------------------------|-----------|---|--|------------|---|--------------------------------|-----------|---|---|-----------|
| 3.3 | Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not: | As per the checklist, the Project Proponent has informed that there is no Wildlife or bird Sanctuary within 10 Km of project location. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.5 | Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone) | Not applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.6 | Green area requirement and proposed No. of trees: | Total area – 2399.59 sqm No. of trees to be planted – 800 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | Configuration of the area of the project: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>S. No</th> <th>Description</th> <th>Total Area (m²)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Total Land area</td> <td>62751.5600</td> </tr> <tr> <td>2</td> <td>Area Left for Road Widening</td> <td>12720.8100</td> </tr> <tr> <td>3</td> <td>Net Plot Area</td> <td>50030.7500</td> </tr> <tr> <td>4</td> <td>Permissible Area Under Residential Plots</td> <td>23762.0700</td> </tr> <tr> <td>5</td> <td>Permissible Area Under Commercial</td> <td>2376.2000</td> </tr> <tr> <td>6</td> <td>Proposed of Area Under Residential Plots</td> <td>23382.4116</td> </tr> <tr> <td>7</td> <td>Proposed Area under commercial</td> <td>1745.4482</td> </tr> <tr> <td>8</td> <td>Proposed Area for EWS (5% of Net Plot Area)</td> <td>2506.1800</td> </tr> </tbody> </table> | | S. No | Description | Total Area (m ²) | 1 | Total Land area | 62751.5600 | 2 | Area Left for Road Widening | 12720.8100 | 3 | Net Plot Area | 50030.7500 | 4 | Permissible Area Under Residential Plots | 23762.0700 | 5 | Permissible Area Under Commercial | 2376.2000 | 6 | Proposed of Area Under Residential Plots | 23382.4116 | 7 | Proposed Area under commercial | 1745.4482 | 8 | Proposed Area for EWS (5% of Net Plot Area) | 2506.1800 |
| S. No | Description | Total Area (m ²) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Total Land area | 62751.5600 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Area Left for Road Widening | 12720.8100 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Net Plot Area | 50030.7500 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Permissible Area Under Residential Plots | 23762.0700 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Permissible Area Under Commercial | 2376.2000 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Proposed of Area Under Residential Plots | 23382.4116 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Proposed Area under commercial | 1745.4482 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Proposed Area for EWS (5% of Net Plot Area) | 2506.1800 | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|-----------|--|-------------------|
| 9 | Other Areas (ESS, Community, School, Parking, STP, Road etc) | 19996.9400 |
| 10 | Total Permissible FAR of Residential | 49900.347 |
| 11 | Total Permissible FAR of Commercial | 4752.400 |
| 12 | Total Permissible FAR of School and Community | 4081.010 |
| 13 | Proposed FAR Area for Residential | 49102.600 |
| 14 | Proposed FAR Area for Commercial | 3490.860 |
| 15 | Total Proposed FAR | 56674.470 |
| 16 | Total Proposed Non- FAR | 4138.360 |
| 17 | Total Built Up Area (FAR + NON – FAR) | 60812.8300 |
| 18 | Proposed Green Area | 2399.5900 |

| S. No. | Particulars | Details |
|--------|-------------------------------------|--|
| 1 | Total No. of Residential Plot | 129 |
| 2 | Commercial Plot | 31 |
| 3 | No. of Floors | G + 2 max. |
| 4 | Maximum Building Height (m) | 11 Meter |
| 5 | Total Population | 2619 |
| 6 | Total Water Requirement (KLD) | 324 |
| 7 | Total Fresh Water Requirement (KLD) | 206 |
| 8 | Total Wastewater Generated (KLD) | 270 |
| 9 | Capacity of STP (KLD) | 350 |
| 10 | Solid Waste Generation. Kg/day | 1237 |
| 11 | OWC Capacity | Total 3 nos. of Organic waste converters of capacity 900 Kg = (1 x 500 Kg + 1 x 250 Kg + 1 x 150 Kg) |

| | | |
|----|--|-----------------|
| 12 | Total Power Requirement & Source (kVA) | 1448.15 kVA |
| 13 | No. of DG Set | 1 x 82.5 kVA |
| 14 | Solar Capacity | 290 kVA |
| 15 | No. of RWH Pits | 02 |
| 16 | Proposed Parking (ECS) | 81 |
| 17 | Total Project Cost Rs. | Rs. 46.55 Crore |

| 4.1 | The details of the area as per approved plan as under: | | | | | |
|--------------------|--|----------------|-------------|-------------|-------------|-------------------|
| S.NO | PLOT NO. | SIZE OF PLOT | AREA (SQFT) | AREA (SQYD) | NO OF PLOTS | TOTAL AREA (SOFT) |
| RESIDENTIAL | | | | | | |
| 1 | 1 TO 4 | 30' X90' | 2700.00 | 300.00 | 4 | 10800.00 |
| 2 | 5 | 27'-3" X60'-3" | 1641.81 | 182.42 | 1 | 1641.81 |
| 3 | 6 TO 11 | 26'-6" X60'-3" | 1596.62 | 177.40 | 6 | 9579.72 |
| 4 | 12 TO 17 | 26'-6" X 62' | 1643.00 | 182.56 | 6 | 9858.00 |
| 5 | 18 TO19 | 27'-3" X 62' | 1689.50 | 187.72 | 2 | 3379.00 |
| 6 | 20 TO 31 | 26'-6" X62' | 1643.00 | 182.56 | 12 | 19716.00 |
| 8 | 32 TO 33 | 27'-3" X 62' | 1907.50 | 211.94 | 2 | 3815.00 |
| 9 | 34TO 39 | 26'-6"X62' | 1643.00 | 182.56 | 6 | 9858.00 |
| 9 | 40 TO 82 | 28'x78' | 2184.00 | 242.67 | 43 | 93912.00 |
| 10 | 83 | A.P.S. | 3829.80 | 425.53 | 1 | 3829.80 |
| 11 | 84 | A.P.S. | 5046.97 | 560.77 | 1 | 5046.97 |
| 12 | 85 TO 98 | 28'x78' | 2184.00 | 242.67 | 14 | 30576.00 |
| 13 | 99 TO 108 | 25' X 56' | 1400.00 | 155.56 | 10 | 14000.00 |
| 14 | 109 | A.P.S. | 3231.27 | 359.03 | 1 | 3231.27 |
| 15 | 110 | A.P.S. | 2992.37 | 332.49 | 1 | 2992.37 |
| 16 | 111 TO 129 | 25'x62' | 1550.00 | 172.22 | 19 | 29450.00 |

| | | | | | | |
|---|--|--------------|-----------|----------|------------|------------------|
| TOTAL RESIDENTIAL | | | | | 129 | 251685.94 |
| | | | | | | 49.20% |
| COMMERCIAL | | | | | | |
| 1 | 1 TO 22 | 17'-6"X33' | 577.50 | 64.17 | 22 | 12705.00 |
| 2 | 23 TO 31 | 17'-4"X39' | 675.87 | 75.10 | 9 | 6082.83 |
| TOTAL COMMERCIAL | | | | | 31 | 18787.83 |
| | | | | | | 3.67% |
| TOTAL RESIDENTIAL & COMMERCIAL | | | | | | |
| 1 | RESIDENTIAL | | | | 129 | 251685.94 |
| 2 | COMMERCIAL | | | | 31 | 18787.83 |
| TOTAL RESIDENTIAL & COMMERCIAL | | | | | 160 | 270473.77 |
| | | | | | | 52.87% |
| AREA UNDER OTHER AREAS | | | | | | |
| 1 | ESS-1 & 2 | AS PER SITE | 1822.66 | 202.52 | 0.36% | 1822.66 |
| 2 | GARBAGE | 50' X 70' | 3500.00 | 388.89 | 0.68% | 3500.00 |
| 3 | PARKING-1 & 2 | AS PER SITE | 20024.38 | 2224.93 | 3.91% | 20024.38 |
| 4 | PARK | ASPER SITE | 25829.27 | 2869.92 | 5.05% | 25829.27 |
| 5 | WATER WORKS | 22'-0" X 62' | 1364.00 | 151.56 | 0.27% | 1364.00 |
| 6 | STP | 48' X70' | 3360.00 | 373,33 | 0.66% | 3360.00 |
| 7 | PUBLIC TOILET | 12' X20' | 240,00 | 26.67 | 0.05% | 240.00 |
| 8 | COMMUNITYCENTE R | AS PER SITE | 21804.49 | 2422.72 | 4.26% | 21804.49 |
| 9 | PRIMARY SCHOOL | AS PER SITE | 22123.54 | 2458.17 | 4.32% | 22123.54 |
| 10 | ROADS, PAVEMENTS, GREEN BELTS & OPEN AREAS | A.P.S. | 141007.92 | 15667.55 | 27.56 % | 141007.92 |

| | | | | | | |
|-----------------------------|--------------------------------------|--|--|--|------------|-----------------------|
| TOTAL OF OTHER AREAS | | | | | | 241076.2 6 |
| GRAND TOTAL | | | | | | |
| 1 | TOTAL RESIDENTIAL & COMMERCIAL | | | | 52.87 % | 270473.7 7 |
| 2 | TOTAL AREA UNDER OTHER AREAS | | | | 58.43 % | 241076.2 6 |
| | Grand Total | | | | | 511550.0 3 |

5 Population & Water demand:

5.1

| | | |
|---|--------------------------------------|---------------|
| Residential Plot= 129 | 15 person/Plot = 1935 persons | |
| Commercial plot = 0.8626 acre | 100 person/ acre = 86.26 persons | |
| EWS= 0.6193 acres | 450 person/acre= 279.0 persons | |
| Public services (School, Community etc.) = 1.0084 | 100 person/acre = 100.84 persons | |
| Visitors | 10 % of residential = 193.50 persons | |
| Maintenance & security staff | Lumpsum = 25 persons | |
| Total Population | 2619 Persons | |
| Total water requirement for different components | | |
| Residential plot | 1935 persons @ 135lt/person | 261.23 M3/day |
| Commercial plot | 86 persons @ 45lt/person | 3.87 M3/day |
| EWS | 279 persons @ 135lt/person | 37.62 M3/day |
| Public Services (School, Community etc.) | 101 persons @ 45lt/person | 4.54 M3/day |
| Visitors | 194 persons @ 15lt/person | 2.90 M3/day |

| | | | |
|-----|--|--|---|
| | Maintenance & Security Staff | 25 persons @ 45lt/person | 1.13 M3/day |
| | Horticulture | 2400 sqm @ 5.5 lt/sqm | 13.2 M3/day |
| | Total consumption of domestic water | | 324 M3/day |
| | Total Discharge @ 80% to STP | | 270 M3/day |
| | Green area | 2399.59 Sqm plantation | Summer: @ 13 KLD Winter @ 5 KLD Rainy @ 1 KLD |
| 5.2 | Source: | Own Tube Well | |
| 5.3 | Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof | Application submitted and same is under process | |
| 5.4 | Total fresh water requirement for domestic purpose: | 206 KLD | |
| 5.5 | Total wastewater generation: | Industrial Effluent – Nil Domestic wastewater – 165 KLD | |
| 5.6 | Treatment methodology for domestic wastewater: (STP capacity, technology & components) | 270 KLD of waste water from the project will be taken to S.T.P. of 350 KLD Treated water will be partly used for tree plantation, landscaping, parks & flushing etc. within the project. | |
| 5.7 | Total water requirement | 324 KLD | |
| 5.8 | Total effluent generation: | There are no generations of effluents from process. | |
| 5.9 | Treatment methodology for industrial wastewater: (ETP capacity, technology & components) | NA | |

| | | | | | | |
|----------|---|--|-----------------------------------|-----------------------------------|---|---|
| 5.10 | Cumulative Details: Water Consumption for Summer (KLD) | | | | | |
| | S. No. | Total water Requirement | Total wastewater generated | Flushing water requirement | Green area requirement for 2399.59 sqm. | In to sewer |
| | 1. | 324 KLD | 270 KLD | 105 KLD | Summer: @ 13 KLD Winter @ 5 KLD Rainy @ 1 KLD | Summer @ 125 KLD Winter @ 133 KLD Rainy @ 137 KLD |
| 5.12 | Rain water harvesting proposal: | Rain water harvesting systems have been proposed for artificial rain water recharge within the project premises. | | | | |
| 5.13 | Proposal of the utilization of excess treated wastewater | A copy of the permission letter vide memo No. 703 dated 19.09.2023 issued by GLADA for utilization of excess treated wastewater discharge into GLADA sewer. | | | | |
| 6 | Air | | | | | |
| 6.1 | Details of Air Polluting Machinery and APCDs installed are as under: | | | | | |
| 7 | Waste Management | | | | | |
| 7.1 | Total quantity of solid waste generation | The quantity of MSW will be 1237 kg/day. | | | | |
| 7.2 | Details of management and disposal of solid waste (Mechanical Composter/Compost pits) | Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized vendors and the Municipal solid wastes will be treated through 3 Organic waste converters having capacity 1X500kg, 1x250kg, 1x150kg | | | | |
| 8 | Energy Saving & EMP | | | | | |
| 8.1 | Power Consumption: | Total power demand for the proposed project will be 1448.15KVA which will be provided by Punjab State Power Corporation Limited (PSPCL). | | | | |
| 8.2 | Energy saving measures: | 1. Solar panel of 290KVA will be installed. 2. LEDs have been proposed to be used instead of CFLs | | | | |

| | | |
|----|---|---|
| 9. | Details under Environment Management Plan | Details of activities under Environment Management Plan is mentioned below: |
|----|---|---|

| During Construction Phase | | | During Operational Phase | | |
|--|-------------------------|--------------------------------------|---|-------------------------|---------------------------------------|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 5.00 | Waste Water Management (Sewage Treatment Plant) | 60.00 | 60.00 |
| Garbage & Debris disposal | 0.00 | 2.00 | Solid Waste Management (Dust bins & OWC) | 5.00 | 5.00 |
| Green Belt Development | 2.00 | 10.00 | Green Belt Development | 10.00 | 30.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 2.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 4.00 |
| Rainwater harvesting system | 12.00 | 2.50 | Rainwater harvesting system | 00.00 | 25.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 10.00 | 20.00 | DG Sets including stack height and acoustics | 10.00 | 5.00 |
| Medical cum First Aid facility | 1.00 | 0.50 | Energy Saving (Solar Panel system) | 50.00 | 1.00 |

| | | | | | | |
|--|---|--------------------|--------------------|--------------|---------------------|---------------------|
| | (providing medical room & Doctor) | | | | | |
| | Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| | Total | 40.00 Lakhs | 47.00 Lakhs | Total | 135.00 Lakhs | 130.00 Lakhs |

The Committee observed that PPCB vide Letter No. 7806 dated 17.11.2023 has informed that the Project Proponent has neither submitted permission from GLADA regarding discharge of treated effluent into GLADA Sewer nor the Project Proponent has submitted adequate arrangement for disposal of treated waste water onto land for plantation as per Karnal Technology to cater to the demand as per the nature of soil. The Project Proponent informed that the permission for discharging the treated waste water into GLADA sewer has been obtained from GLADA vide Memo No. 703 dated 19.09.2023. The same was found to be in order by the Committee.

Further, the Committee on perusal of PPCB letter dated 17.11.2023 and the details provided in the application has decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall submit the proposal to address the problem of odour due to adjoining poultry farm, as reported by PPCB vide letter No. 7806 dated 17.11.2023.
2. The waste water generation estimated as 270 KLD needs to be corrected. The Project Proponent shall submit the revised calculation along with revised water balance for all the three seasons.
3. The Committee observed that the access to the project is from the protected forest area along the road. The Project Proponent shall apply for permission to the Forest Department for access to the project under Forest Conservation Act, 1980.
4. The Project Proponent shall submit the Additional Environmental Activities.
5. The Project Proponent shall earmark the details of 800 trees such as distance between the plants, height of plant etc., on the layout plan.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

- (i) Sh. Amit Kumar, General Manager M/s Eldeco Maksad Properties Limited.

(ii) Sh. Aman Sharma, Environmental Consultant M/s Vardan Environet.

The Project Proponent during presentation submitted the revised reply of the observations made by the Committee during its 268th meeting held on 4.12.2023 with details as under:

| Sr. No. | ADS | Reply | | | | | |
|---------|---|--|-------------------------|----------------------------|----------------------------|---|---|
| 1. | The Project Proponent shall submit the proposal to address the problem of odour due to adjoining poultry farm, as reported by PPCB vide letter No. 7806 dated 17.11.2023. | The Project Proponent will plant 2 rows of tree specially having large leaves (Tectona grandis & Delonix regia) on the periphery side where poultry farm is located. In addition to 2 rows of trees, we will make green wall of height 15 feet to address the odour problem. | | | | | |
| 2. | The waste water generation estimated as 270 KLD needs to be corrected. The Project Proponent shall submit the revised calculation along with revised water balance for all the three seasons. | S. No. | Total water Requirement | Total wastewater generated | Flushing water requirement | Green area requirement for 2399.59 sqm. | In to sewer |
| | | 1. | 324 KLD | 249 KLD | 106 KLD | Summer: @ 13 KLD Winter @ 5 KLD Rainy @ 1 KLD | Summer @ 105 KLD Winter @ 114 KLD Rainy @ 117 KLD |
| 3. | The Committee observed that the access to the project is from the protected forest area along the | Application regarding permission is submitted to the competent authority and receipt of the same is submitted. | | | | | |

| | | |
|----|--|--|
| | road. The Project Proponent shall apply for permission to the Forest Department for access to the project under Forest Conservation Act, 1980. | |
| 4. | The Project Proponent shall submit the Additional Environmental Activities. | Under Additional Environmental Activities, we will install solar panels of Rs. 40 lacs in the nearby schools. Details of the same submitted. |
| 5. | The Project Proponent shall earmark the details of 800 trees such as distance between the plants, height of plant etc., on the layout plan. | The distance between trees will be 3-meter. Revised landscape Layout is enclosed with total no. of trees will be 630. |

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Residential Area Development project namely “ELDECO VIVIANA” at Village Laton Kalan, Tehsil & District Ludhiana, Punjab, subject to the following standard conditions:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) 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.

- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

| Sr. No | Nature of the Stream | Color code |
|---------------|---|-------------------|
| a) | Fresh water | Blue |
| b) | Untreated wastewater from Toilets/ urinal and from Kitchen | Black |
| c) | Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing | Grey |
| d) | Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible. | White |
| e) | Treated wastewater (for reuse only for plantation purposes) from the STP treating black water | Green |
| f) | Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater | Green with strips |
| g) | Stormwater | Orange |

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a

fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) 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.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.

- c) Proper design of entry and exit points.
- d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk 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, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

EMP

| During Construction Phase | | | During Operational Phase | | |
|--|-------------------------|--------------------------------------|---|-------------------------|---------------------------------------|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 5 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 10 Year) |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 5.00 | Waste Water Management (Sewage Treatment Plant) | 60.00 | 60.00 |
| Garbage & Debris disposal | 0.00 | 2.00 | Solid Waste Management (Dust bins & OWC) | 5.00 | 5.00 |
| Green Belt Development | 2.00 | 10.00 | Green Belt Development | 10.00 | 30.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 2.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 4.00 |
| Rainwater harvesting system | 12.00 | 2.50 | Rainwater harvesting system | 00.00 | 25.00 |
| Dust Mitigation Measures | 10.00 | 20.00 | DG Sets including stack | 10.00 | 5.00 |

| | | | | | |
|---|--------------------|--------------------|------------------------------------|---------------------|---------------------|
| Including site barricading, water sprinkling and anti-smog gun) | | | height and acoustics | | |
| Medical cum First Aid facility (providing medical room & Doctor) | 1.00 | 0.50 | Energy Saving (Solar Panel system) | 50.00 | 1.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 10.00 | 5.00 | | | |
| Total | 40.00 Lakhs | 47.00 Lakhs | Total | 135.00 Lakhs | 130.00 Lakhs |

Under Additional Environmental Activities, we will install solar panels of Rs. 40 lacs in the nearby schools. Details of the same submitted.

XI. Validity

- i) This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant

offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) 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.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by the following:

- (i) Sh. Amit Kumar, General Manager M/s Eldeco Maksad Properties Limited.
- (ii) Sh. Aman Sharma, Environmental Consultant M/s Vardan Environet.

The Environmental Consultant presented the salient features of the project.

The PP informed that the layout plan of the project has been approved by the Chief Town Planner, Punjab and the EC application has been submitted on the basis of the said approved layout plan.

SEIAA observed that as per report of PPCB, there is one poultry farm adjoining the proposed site and during the site visit, problem of the flies and odour was noticed. Further, as per the notified Master plan of Ludhiana, the proposed project is located in Residential Zone.

The Project Proponent informed that they have already given proposal in SEAC that they will plant two rows of tree specially having large leaves on the periphery side where poultry farm is located. In addition to two rows of trees they will construct a 15 ft. High green wall to address the odour problem. The Project Proponent also informed that they will maintain hygienic conditions in the project by spraying insecticides etc and submitted an undertaking in this regard during the meeting which was taken on record by SEIAA.

To a query by SEIAA, the Project Proponent informed that they will install solar panels in the nearby school amounting to Rs. 50 lakhs under additional Environmental Activities.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant Environmental Clearance for developing building and construction project namely “Eldeco Viviana” at Village Laton Kalan, Tehsil & District Ludhiana subject to the standard conditions as proposed by SEAC and following additional conditions:

- 1) 630 number of 8 feet tall plants of indigenous tree species would be planted. The plantation would be commenced at the earliest and completed within 1 year.
- 2) The project proponent shall undertake revised AEA i.e. installation of solar panels in the nearby school amounting to Rs. 50 lakhs, within two years.
- 3) The Project Proponent shall plant two rows of tree specially having large leaves on the periphery site where poultry farm is located. In addition to two rows of trees they will make green wall of height of 15 ft. to address the odour problem.
- 4) The Project Proponent shall maintain hygienic conditions within the project site by spraying insecticides etc,.

Item No. 273.05: Application for Terms of Reference (Violation category) under EIA Notification dated 14.09.2006 for Commercial Project namely “GOD GIFT COLONY” at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab by M/s VRC Thakur Infrastructure (Proposal no. SIA/PB/INFRA2/452962/2023).

The project proponent has applied for obtaining Terms of Reference (**Violation category**) under EIA Notification dated 14.09.2006 for Commercial Project namely “GOD GIFT COLONY” at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab. The total land area of the project is 57427 sqm having built-up area of 29399 sqm. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted permission for change of land use vide letter No. 527/MTP dated 22.12.2021 issued by Municipal Council, Bathinda for land measuring 14.240 acre for the commercial purpose in the name of M/s VRC Thakur Infrastructure’s submitted. Thereafter, the Project Proponent has submitted layout plan approved for the total built up area of 22,337 sqm by the Senior Town Planner, Department of Town & Country Planning, Punjab.

As per the online form, the Project Proponent has informed that the approved plan it is an area development project (Plotted colony) in which an area of 22337 Sqm can be constructed with full FAR. The Project Proponent has to construct 16109 Sqm rest to be constructed by other company. Now the company has backed out so we are going to construct whole project as the project was started without Environmental Clearance.

The project proponent has deposited fee of Rs. 58798/- vide UTR No. N182232525870087 dated 01.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

- (i) Mr. Gurtaj Singh, Executive Director M/s VRC Thakur Infrastructure.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for Commercial Project namely “GOD GIFT COLONY” at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.
3. The Project Proponent shall submit the details of the construction activity carried out in the project along with their timelines required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by the following:

- (i) Mr. Gurtaj Singh, Executive Director M/s VRC Thakur Infrastructure.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

The Environmental Consultant presented the salient features of the project.

To a query by SEIAA, the Project Proponent informed that the layout plan of the project is yet to be approved and presently 50-60 % construction work has been completed. He also informed that total land area of the project will be 57,427 sqm and total built up area will be 29,399 sqm.

SEIAA noted that this is a "Violations" category Project and is required to be dealt with in accordance with the provisions of OM dated 07.07.2021 of the MOEF&CC.

After detailed deliberations and keeping in view the recommendations of SEAC, SEIAA decided as under:

1. Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
2. Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
3. Terms of reference be issued to the project proponent as recommended by SEAC for developing commercial project namely "GOD GIFT COLONY" located at Village Bathinda &

Jodhpur Ramana, Distt. Bathinda, Punjab by M/s VRC Thakur Infrastructure subject to specific TOR & standard ToR as recommended by SEAC and additional specific ToRs as under:

- a) The project proponent shall make necessary arrangements for disposal of treated wastewater generated from the project in an environmentally sound manner.
- b) The project proponent shall propose the Additional Environmental Activities to be undertaken under the expansion project (@ 1% of the expansion cost of the project) as per the list of AEA activities approved by SEIAA.
- c) The project proponent shall submit a separate chapter defining the role and responsibilities of all stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.
- d) Environmental Consultant shall prepare EIA report in accordance with Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Item No. 273.06: Monitoring of the identified project for compliance of the conditions of Environmental Clearance.

Background

SEIAA vide letter no. 4623 dated 10.08.2021 has requested to monitor certain projects and send the compliance reports to SEIAA at regular intervals after site inspections. The contents of the letter are reproduced as under:

“It is intimated that the subject cited matter was considered by SEIAA in its 186th meeting held on 29.07.2021. SEIAA perused the list of the Projects which have not submitted their six-monthly compliance reports and found that total of 41 Projects (excluding sand-mining projects - the inspection of which is to be done separately by a 5-member Committee constituted as per the directions of Hon’ble NGT) have not submitted their compliance reports as on 29.07.2021. These projects are required to be inspected for determining the status of their compliance of EC conditions.

*After deliberations, SEIAA among other decisions **decided that the projects listed at odd Sr. No’s (1,3,5.....41) of the list (Annexure-1) be assigned to SEAC for monitoring of the compliance of the EC conditions within three months’ time and SEAC be requested to send the compliance reports of these projects at regular intervals after site inspections. The schedule of all site visits be informed in advance to Director DECC as also to PPCB to provide logistic & field support respectively.***

The Committee deliberated the matter in its 205th meeting held on 21.08.2021. After deliberation, all the members have expressed their willingness for monitoring the compliance of EC conditions. Therefore, the Members have been assigned the various projects as per list attached as Annexure-1 for checking the compliance of EC conditions within 3 months-time from the date of issuance of the proceedings. All the Members were requested to give their time schedule for visiting the projects to Member Secretary, SEAC for further intimation to Director, Directorate of Environment & Climate Change, Govt. of Punjab.

1.0 Deliberations during 224th meeting of SEAC held on 11.07.2022.

During meeting, the Committee noted that 15 out of total 21 projects have been visited by the Members of the Committee and the status report of all these projects w.r.t compliance of EC conditions had already been submitted.

The Committee observed that remaining 6 projects are required to be visited (2 projects by Sh. P.S. Bhogal, 2 projects by Sh. Pawan Krishan, 01 project by Sh. Anil Gupta & 01 project by Sh. P.M.S. Bedi) for checking the compliance of EC conditions. The Committee decided that the respective Members may visit the remaining projects before 31.07.2022.

During the meeting, Sh. P.S. Bhogal, Member informed the Committee that he is on ex-India vacation for 3 weeks and will not be able to visit the projects allotted to him. Similarly, Sh. Pawan Krishan, Member also shows his inability to visit the project of SAS Nagar due to pre-occupied schedule. Both these Members requested the Committee that the projects allotted to them may please be assigned to some other Member.

The Committee, considering the request of above Members, requested Sh. K.L Malhotra, Member to visit the projects assigned to Sh. P.S. Bhogal (2 projects) & Sh. Pawan Krishan (1 project of SAS Nagar). Sh. K.L Malhotra, Member has given his consent to visit these projects. Further, the Committee requested all the Members to submit findings of each of the project visited by them w.r.t status of compliance of EC conditions (complied/partially complied/not complied) along with the action required to be taken against the project proponent, if any.

2.0 Deliberations during 229th meeting of SEAC held on 19.09.2022.

The Committee perused that 18 projects out of total 21 projects have been visited by the Members and the remaining 3 projects namely Punjab Legislators Flats, GBP Camellia Business Centre and Homeland Mall are yet to be visited.

During meeting, Sh. P.S Bhogal & Sh. K.L Malhotra, Member SEAC, apprised the Committee that they will jointly visit the projects namely “Homeland Mall” and “GBP Camellia Business Center” on 24.09.2022 and 01.10.2022 respectively. Similarly, Sh. Anil Kumar Gupta & Sh. Pawan Krishan, Member SEAC informed the Committee that they will jointly visit the project namely “Punjab Legislators Flats” on 01.10.2022. The Committee agreed to the same.

The Committee decided to send the status report of the compliance of Environmental Clearance conditions of 18 No. projects, visited by the SEAC Members, to SEIAA for further necessary action and requested the above Members to visit the remaining projects.

Accordingly, SEAC vide letter no. 1013 dated 27.09.2022 sent the status of the compliance of the conditions of 18 no. of projects visited by the Members of SEAC.

SEIAA vide letter no. 1083 dated 17.10.2022 has requested to submit project wise specific recommendations for action required to be taken by SEIAA (If any) in light of the site inspection reports undertaken by its member till date. The contents of the letter are reproduced as under:

“It is intimated that the subject cited matter was considered by SEIAA in its 216th meeting held on 29.09.2022. SEIAA appreciated the progress of the work undertaken by SEAC for monitoring the compliance of Environment Clearance conditions by various project proponent. After deliberations, the following decisions were taken by SEIAA:

- 1. Since site inspections of the allocated project have been almost completed by SEAC, additional projects be allocated to SEAC for monitoring the compliance of Environment Clearance conditions in the next meeting of SEIAA after deciding the criteria for selection of the project to be inspected by SEAC.*
- 2. SEAC be asked to submit project wise specific recommendations for action required to be taken by SEIAA (If any) in light of the site inspection reports undertaken by its member till date.*

3.0 Deliberations during 231st meeting of SEAC held on 28.10.2022

The matter was deliberated by the Committee in view of SEIAA letter no. 1083 dated 17.10.2022. The Committee observed that all the reports already submitted by the Members are detailed reports, however, as per the observation of SEIAA, the Members were requested to propose action required to be taken in each case within 10 days. The Committee was further of the view that in future, only those projects should be marked for inspection by SEIAA which are in advance stage of completion.

4.0 Deliberations during 233rd meeting of SEAC held on 29.11.2022

The Committee noted that in compliance to the decision taken by the Committee in the 231st meeting of SEAC held on 28.10.2022, Sh. K.L Malhotra & Sh. Sunil Mittal has submitted the project wise specific recommendations of the visits carried out by them. However, the project wise specific recommendations of the projects visited by other Members are yet to be received.

The Chairman requested the Members to submit their recommendations within 10 days. The Members agreed to the same.

In compliance to the request of Chairman, all the Hon'ble Members except Sh. PMS Bedi have furnished the recommendations w.r.t the projects visited by them.

Further, the project namely "GBP Camellia Business Center" which has been decided to be visited by the team comprising of Sh. KL Malhotra & Sh. PS Bhogal on 01.10.2022 is yet to be visited.

5.0 Deliberations during 238th meeting of SEAC held on 06.02.2023

The Committee observed that all the Members except Sh. PMS Bedi have submitted the final recommendations of the projects visited by them. Further, the project namely GBP Camellia Business Centre to be developed by M/s Gupta Builders and Promoter Ltd, is yet to be visited by Sh. K.L Malhotra and Sh. P.S Bhogal.

Sh. PMS Bedi, Member SEAC apprised the Committee that he will submit the recommendations within a week. Sh P.S Bhogal & Sh. K L Malhotra apprised the Committee that they will jointly visit the project namely GBP Camellia Business Centre on 18.02.2023.


After deliberations, the Committee decided to forward the status report of all the projects except 3 projects to SEIAA with the recommendation to further action as proposed by the Members SEAC.


SEAC vide letter no. 407 dated 15.02.2023 forwarded the status report of all the projects except 3 projects to SEIAA with the recommendation to take further action as proposed by Members, SEAC.


6.0 Deliberations during 242nd meeting of SEAC held on 20.03.2023

The Committee observed that in compliance to the decision of the 238th meeting of SEAC, Sh. K.L Malhotra & Sh. P.S Bhogal visited the project namely GBP Camellia Business Centre to be developed by M/s Gupta Builders and Promoter Ltd on 25.02.2023. The Committee further perused the status report of the 3 no of projects visited by the Members SEAC.

After deliberations, the Committee decided to forward the status report of the remaining 3 projects to SEIAA with the recommendation to take further action as proposed by the Members SEAC.

| o | Proposal Details | | Company/Proponent Name | Category | Location | | Date of EC Granted | Visited by | Whether visited or not? Status report attached | Specific recommendations for action required to be taken by SEIAA |
|---|------------------|-----------------------------|---|----------|----------|------------------|--------------------|-----------------|--|--|
| | Proposal no. | File no. | | | State | District | | | | |
| 1 | Proposal no. | :SIA/PB/NCP/81182/2018 | NK AND KK INFRADEVELOPERS PVT LIMITED, (E-mail ID- theearlwood@yahoo.com), Phone No. 9988577295 | INFRA-1 | State | :Punjab | 22-08-19 | Dr. P.M.S. Bedi | Yes  Earlwood report.pdf | Project Proponent or its authorized representative was not present at the site of inspection on 11.12.2021. Project Proponent or its authorized representative has |
| | File no. | :SEIAA/PB/NCP/EC/2018/19 | | | District | :SAS Nagar | | | | |
| | Proposal Name | :THE EARLWOOD | | | Village | :Kharar | | | | |
| | File no. | :SEIAA/PB/NCP/BC/EC/2016/22 | | | District | :Ludhiana | | | | |
| | Proposal Name | :DELTA TOWER | | | Village | :Ludhiana (West) | | | | |

| | | | | | | | | | |
|---|---|--|---------|-------------------|------------------|----------|--------------------|---|---|
| | | | | | | | | | not provided/furnished any documents at the site of inspection on 11.12.2021. |
| 2 | | | | | | | | | |
| | Proposal no. : SIA/PB/NCP/71433/2017 | A G I INFRA LIMITED, (E-mail ID- cptleia@gmail.com, Phone No. 998857729 gi_builders@yahoo.co.in | INFRA-1 | State : | Punjab | 26-02-18 | Dr. P.M.S. Bedi | Yes  AGI Palace Monitoring report.pdf | Overall compliance status was found to be satisfactory |
| | File no. : SEIAA/PB/NCP/2017/EC/2017 | | | District : | Jalandhar | | | | |
| | Proposal Name : AGI Palace | | | Village : | Jalandhar - I | | | | |
| | File no. : SEIAA/PB/NCP/EC/2016/36 | | | District : | SAS Nagar | | | | |
| | Proposal Name : GBP CINEPOLIS | | | Village : | Derabassi | | | | |
| | File no. : SEIAA/PB/NCP/EC/2016/32 | | | District : | SAS Nagar | | | | |
| 3 | Proposal no. : SIA/PB/NCP/59654/2016 | GUPTA BUILDERS AND PROMOTERS, (E-mail ID- cptleia@gmail.com, Phone No. 998857729 | INFRA-1 | State : | Punjab | 23-01-17 | | Visited | The site of the project was visited jointly by Sh. KL Malhotra and Sh. PS Bhogal, |
| | File no. : SEIAA/PB/NCP/EC/2016/35 | PVT LIMITED | | District : | SAS Nagar | | | | |

| | | | | | | | | |
|----------------------|--|--|-----------------|-------------------|--|-----------------|---|---|
| Proposal Name | : GBP CAMELLIA BUSINESS CENTER | | Village | : Kharar | | Dr. P.M.S. Bedi |  scan0160.pdf | Members of SEAC on 25.02.2023 and it was observed that the commercial project has not been taken up by the Project Proponent and no activity was seen at the site. Further, no representative of the Project Proponent nor their consultant attended the committee. |
| File no. | : SEIAA/PB/NCP/EC/2017/11 | | District | : Ludhiana | | | | |
| Proposal Name | : Atal Apartments at Shaheed Karnail Singh Nagar, Pakhowal Road, Ludhiana, Punjab by Ludhiana , Improvement Trust. | | Village | : Ludhiana (West) | | | | |

7.0 Deliberations during 245th meeting of SEIAA held on 06.04.2023

SEIAA observed that SEAC has sent the monitoring reports of the above 3 projects in the form of a link. The Authority further observed that brief recommendations have been made by SEAC in respect of each report but the specific action(s) required to be taken can only be determined after proper study and analysis of the full reports.

After deliberations, SEIAA decided that the supporting staff of SEIAA should go through the reports as submitted by the members of SEAC and analyse what action, if any, is required to be taken by the Authority w.r.t the observations made by the members of SEAC in their inspection reports. The item be placed in the next meeting as agenda along with a self-speaking note regarding each visit report.

Accordingly, as per decision of the 245th meeting of the SEIAA, the reports of the SEAC members have been analyzed and the details are placed at Annexure-1 of agenda.

8.0 Deliberations during 259th meeting of SEIAA held on 31.08.2023

The matter was considered by SEIAA in its 259th meeting held on 31.08.2023 wherein SEIAA examined the recommendations of SEAC and action proposed by the supporting staff of SEIAA provided in Annexure-1 of the agenda.

After detailed deliberations, it was decided that no action is required to be taken w.r.t the projects at Sr. No. 8, 9 and 14 of Annexure-1 of agenda as no violation has been observed by the site inspection team and no action has been proposed by SEAC. It was further decided that the actions proposed by the supporting staff of SEIAA for the remaining projects (at Sr. No.1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 15, 16, 17, 19, 20 & 21) should be taken immediately. It was also decided that wherever Show-cause notices for revocation of EC have been proposed, PP must submit reply within 30 days.

Accordingly, show cause notices & advisory letters for revocation of ECs were issued with an opportunity to show cause within 30 days of date of issue of notice as per the following details:

| Sr No. | Project Name & Location | Type of Letter | Letter No. & date |
|--------|---|----------------|--------------------------|
| 1. | La-Prisma, Zirakpur by M/s UNITED BUILDERS, VIP Road, Zirakpur | SCN | 1450 dated 18.09.2023 |
| 2. | Sandwoods Opulencia, Village Bhago Majra, Landran-Banur Road, Sector-110, Distt. S.A.S. Nagar by M/s Sandwoods Infratech Projects Pvt. Ltd. | SCN | 1452 dated 18.09.2023 |
| 3. | GREEN LOTUS SAKSHAM, Village Nabha, Zirakpur, District S.A.S. Nagar by M/s Maya Builders | Advisory | 1460 dated 18.09.2023 |
| 4. | The Earlwood Kharar, District SAS Nagar by M/s NK & KK Infradevelopers (P) Ltd., Plot No 38, F-26, Sector-7, New Delhi- 110085 | SCN | 1454 dated 18.09.2023 |
| 5. | Punjab Legislators Flats, New Chandigarh, Mullanpur, Majri, S.A.S Nagar by M/s PUNJAB LEGISLATORS CO-OPERATIVE HOUSE BUILDING SOCIETY LTD, SCO 662, Sector 70, Mohali | Advisory | 1462 dated 18.09.2023 |
| 6. | Joynest MOH 1, Village Chatt, Zirakpur by M/s Amazing Real Estate Pvt. Ltd. | Advisory | 1464 dated 18.09.2023 |
| 7. | Escon Primera, Village Chatt, Zirakpur, Dera Bassi, S.A.S Nagar by M/s Malwa Projects (P) Ltd., H.No 3439, Sector 27 D, Chandigarh | Advisory | 1466 dated 18.09.2023 |
| 8. | Hero Homes, Sector-88, Distt. SAS Nagar (Mohali), Punjab by M/s. Hero Realty Pvt. Ltd. | Advisory | 1468 dated 18.09.2023 |
| 9. | Curo North Square, Village Mullanpur Garibdass, Distt. SAS Nagar (Mohali), Punjab by M/s. Curo India Pvt. Ltd., SCO 50-51, 1st floor, Madhya Marg, Sector-9D, Chandigarh-160009 | Advisory | 1470 dated 18.09.2023 |
| 10. | City Of Dreams-II, Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar Punjab by M/s. Credo Assets Private Limited, SCO No. 146-148, Sector 43-B, Chandigarh | SCN | 1456 dated 18.09.2023 |

| | | | | |
|-----|---|----------|--------------------|-------|
| 11. | Imperial Apartments, Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab by M/s Harmony Colonisers Pvt. Ltd. | Advisory | 1472 18.09.2023 | dated |
| 12. | City of Dreams 115 (Old name: Prime Court yard), Village Santemajra, Tehsil Kharar, District Mohali by M/s G.K. Residency (P) Ltd., SCO146-148, 1st Floor, Sector-43 B, Chandigarh-160043 | SCN | 1458 18.09.2023 | dated |
| 13. | CP-67 (previously known as) Homeland Mall in sector 67 SAS Nagar | Advisory | 1474 18.09.2023 | dated |

However, reply of only 04 Project Proponents i.e M/s Maya Builders (Sr No. 3), M/s Malwa Projects (P) Ltd (Sr.No.7), M/s Hero Realty Pvt. Ltd. (Sr. No. 8) & M/s AB ALCOBEV (P) Ltd. (Sr. No. 13) has been received so far and no other PP has submitted reply. The reply was scrutinized and the status is as under:

- Reply submitted by M/s Maya Builders was found to be satisfactory.
- Reply submitted by M/s Malwa Projects (P) Ltd was found to be satisfactory.
- Reply submitted by M/s AB ALCOBEV (P) Ltd. was found to be satisfactory.
- Reply submitted by M/s Hero Realty Pvt. Ltd. was found to be satisfactory.

The reply submitted by the Project Proponents are as per Annexure–D. The details of the observations of the visits and reply submitted by the Project Proponent is as per Annexure-E.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

SEIAA observed that only 4 Project Proponents have submitted replies to the Show Cause and Advisory Notices (5 Show Cause and 8 Advisory Notices) issued vide SEIAA letters dated 18.09.2023. The Authority also noted that 30 days time had been allowed to furnish the replies.

After detailed deliberations, it was decided that copy of Show Cause Notices and Advisory Notices to the remaining Project Proponents may also be sent through email to ensure proof of service and the matter may again be placed before the Authority for consideration after 10-15 days.

Thereafter, scanned copy of show cause notices and advisory notices to the remaining 9 project proponents were sent through e-mail dated 01.11.2023. However, till date reply of only 05 Project Proponents i.e M/s Sandwoods Infratech Projects Pvt. Ltd (Sr. No. 2), M/s Maya Builders

(Sr. No. 3), M/s Malwa Projects (P) Ltd (Sr.No.7), M/s Hero Realty Pvt. Ltd. (Sr. No. 8) & M/s AB ALCOBEV (P) Ltd. (Sr. No. 13) has been received so far and no other PP has submitted reply. The reply was scrutinized and reply was found to be satisfactory. The reply submitted by the Project Proponents are as per **Annexure–C**. Worksheet containing details of the observations of the visits and reply submitted by the Project Proponent is as per **Annexure-D**.

Deliberations during 269th meeting of SEIAA held on 28.11.2023.

The case was considered by SEIAA in its 269th meeting held on 28.11.2023 and supporting staff apprised SEIAA that as per decision taken during 259th meeting, show cause notices for revocation of EC with an opportunity of 15 days to submit reply in writing was issued to 05 projects and in 08 cases advisory letters were issued to the project proponents with an opportunity of 15 days to submit reply in writing. However, out of 05 projects, reply to show cause notices has been received from only 01 project proponent and out of 08 projects to whom advisory letters were issued, reply has been received from only 04 project proponents.

Further, SEIAA was apprised that the replies submitted by the 05 project proponents have been scrutinized and have been found to be generally satisfactory. After detailed deliberations, it was decided as under:

- i) Notice for cancellation of EC with an opportunity of personal hearing before Chairman, SEIAA on 21.12.2023 may be issued to the following projects which have failed to give reply to the show-cause notice till date:
 - a) La-Prisma, Zirakpur by M/s UNITED BUILDERS, VIP Road, Zirakpur.
 - b) The Earlwood Kharar, District SAS Nagar by M/s NK & KK Infradevelopers (P) Ltd., Plot No 38, F-26, Sector-7, New Delhi- 110085.
 - c) City Of Dreams-II, Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar Punjab by M/s. Credo Assets Private Limited, SCO No. 146-148, Sector 43-B, Chandigarh.
 - d) City of Dreams 115 (Old name: Prime Court yard), Village Santemajra, Tehsil Kharar, District Mohali by M/s G.K. Residency (P) Ltd., SCO146-148, 1st Floor, Sector-43 B, Chandigarh-160043.
- ii) Show cause notice for cancellation of EC with an opportunity of 15 days to submit reply

in writing may be issued to the following projects:

- a) Punjab Legislators Flats, New Chandigarh, Mullanpur, Majri, S.A.S Nagar by M/s PUNJAB LEGISLATORS CO-OPERATIVE HOUSE BUILDING SOCIETY LTD, SCO 662, Sector 70, Mohali
 - b) Joynest MOH 1, Village Chatt, Zirakpur by M/s Amazing Real Estate Pvt. Ltd.
 - c) Curo North Square, Village Mullanpur Garibdass, Distt. SAS Nagar (Mohali), Punjab by M/s. Curo India Pvt. Ltd., SCO 50-51, 1st floor, Madhya Marg, Sector-9D, Chandigarh-160009.
 - d) Imperial Apartments, Zirakpur, Tehsil Derabassi Distt. SAS Nagar Mohali, Punjab by M/s Harmony Colonisers Pvt. Ltd.
- iii) Replies in respect of 01 show cause notice and 04 advisories submitted by the 05 project proponents may be once again thoroughly examined by supporting staff and further action on the show cause notice/ advisories issued by SEIAA be dropped after conveying shortcomings, if any, to these 05 projects.

Thereafter, show cause notices within an opportunity of 15 days to submit reply in writing along with an opportunity of personal hearing on 21.12.2023 were issued to the following vide letter no. 2080-2087 dated 04.12.2023:

- a) La-Prisma, Zirakpur by M/s UNITED BUILDERS, VIP Road, Zirakpur.
- b) The Earlwood Kharar, District SAS Nagar by M/s NK & KK Infradevelopers (P) Ltd., Plot No 38, F-26, Sector-7, New Delhi- 110085.
- c) City Of Dreams-II, Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar Punjab by M/s. Credo Assets Private Limited, SCO No. 146-148, Sector 43-B, Chandigarh.
- d) City of Dreams 115 (Old name: Prime Court yard), Village Santemajra, Tehsil Kharar, District Mohali by M/s G.K. Residency (P) Ltd., SCO146-148, 1st Floor, Sector-43 B, Chandigarh-160043.

Thereafter, the hearing was postponed to 20.12.2023 due to Administrative reasons and the intimation for the same was done vide letter dated 12.12.2023. Copy of the show cause notice issued to the above project proponents is as per **Annexure-A**. No reply from the project proponents have been received till date.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter was considered by SEIAA in its 273rd meeting held on 26.12.2023. Supporting staff apprised SEIAA that earlier following four projects were issued show cause notice for revocation of Environmental Clearance with an opportunity of 30 days to submit reply in writing, however, no reply has been received any of the project proponents:

- a) La-Prisma, Zirakpur by M/s UNITED BUILDERS, VIP Road, Zirakpur.
- b) The Earlwood Kharar, District SAS Nagar by M/s NK & KK Infradevelopers (P) Ltd., Plot No 38, F-26, Sector-7, New Delhi- 110085.
- c) City Of Dreams-II, Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar Punjab by M/s. Credo Assets Private Limited, SCO No. 146-148, Sector 43-B, Chandigarh.
- d) City of Dreams 115 (Old name: Prime Court yard), Village Santemajra, Tehsil Kharar, District Mohali by M/s G.K. Residency (P) Ltd., SCO146-148, Ist Floor, Sector-43 B, Chandigarh-160043.

Accordingly, these Project Proponents were issued notice for cancellation of EC with an opportunity of personal hearing before Chairman, SEIAA on 26.12.2023. Copies of the show cause notices were also sent to Regional Office, PPCB, Mohali for ensuring delivery of the same. Further, the Environmental Consultants of the Project Proponents were also informed telephonically about the hearing. However, no representative from any of the projects has come to attend the hearing nor has any PP submitted reply to the show cause notice.

After detailed deliberations, SEIAA decided to suspend the Environmental Clearance granted to the following projects with a final opportunity to submit reply in writing within 21 days along with an opportunity of personal hearing before the Chairman, SEIAA on 24.01.2024, failing which the Environmental Clearance granted to these projects will be revoked without giving any further notice/opportunity:

- a) La-Prisma, Zirakpur by M/s UNITED BUILDERS, VIP Road, Zirakpur.
- b) The Earlwood Kharar, District SAS Nagar by M/s NK & KK Infradevelopers (P) Ltd., Plot No 38, F-26, Sector-7, New Delhi- 110085.
- c) City Of Dreams-II, Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar Punjab by M/s. Credo Assets Private Limited, SCO No. 146-148, Sector 43-B, Chandigarh.
- d) City of Dreams 115 (Old name: Prime Court yard), Village Santemajra, Tehsil Kharar, District Mohali by M/s G.K. Residency (P) Ltd., SCO146-148, Ist Floor, Sector-43 B, Chandigarh-160043.

SEIAA also observed that in the show cause notices issued to these project proponents, following line has been erroneously inserted which is required to be deleted:

“The year-wise and component-wise built up area of medical college and hospital constructed by it along with approved building plans should also be submitted in the reply to this notice”.

It was therefore decided that a corrigendum be issued for deletion of the above erroneously inserted line in the show cause notices.

Item No. 273.07: O.A no. 493/2023 titled as Purab Premium Apartment Allottees Association Vs Greater Mohali Development Authority and Ors.

Member Secretary, PPCB vide letter no. 21863 dated 22.09.2023 (Annexure-9) has sent copy of orders dated 17.08.2023 passed in O.A No. 493/2023 title as Purab Premium Apartment Allottees Association Vs Greater Mohali Development Authority and Or.

As per the orders, Hon'ble NGT had constituted a Joint Committee comprising of the representatives from SEIAA, Punjab, representative from PPCB and representative of DC, Mohali to visit the project and submit factual action taken report, within 04 weeks with regard to allegations by the applicant that the project proponent has failed to complete the project within timeline of 5 Years, non-compliance of condition of EC like installation of STP, provision of adequate drinking water, rain water harvesting system and solid waste management system. Hon'ble NGT has nominated State PCB as Nodal Agency for coordination and compliance. The matter is listed for hearing on 08.11.2023.

It is pertinent to mention here that PPCB had earlier issued notice to issue directions u/s 33A of the Water Act, 1974 to Chief Administrator GMADA for violation of the provisions of Water Act w.r.t its project namely "Purab Premium Apartments" at Sector 88, Mohali with a copy to SEIAA, Punjab. Accordingly, the matter was placed in 229th meeting of SEIAA held on 03.01.2023, wherein, SEIAA observed that the project was granted EC by the Authority vide letter no. 889-898 dated 14.02.2013 for developing Type-I, Type-II, Type-III multi storey flats at Sector 88, Mohali and the validity period of the said EC has expired. However, it is important to ascertain whether the Project has been completed in all respects. In case, it has not been completed, GMADA will have to apply for fresh EC and in case it has been completed, it is the responsibility of the Punjab Pollution Control Board to ensure that the applicable post completion EC conditions are complied with.

After detailed deliberations it was decided as under:

- i) Latest construction status report be obtained from GMADA and the PPCB w.r.t. the project namely "Purab Premium Apartments" at Sector 88, Mohali.

- ii) Present status of the case and decision taken regarding the show cause notice issued by the PPCB to GMADA be ascertained from the PPCB.

In compliance, Chief Administrator GMADA was requested to send the latest construction status vide letter no. SEIAA/MS/2023/415 dated 17.02.2023. Further, PPCB was also asked to send the present status of the case and decision taken regarding the show cause notice issued by the PPCB to GMADA vide Endst. No. SEIAA/MS/2023/416 dated 17.02.2023.

However, no reply was received from GMADA and from PPCB.

The matter was again placed during 250th meeting of SEIAA held on 09.06.2023, wherein, it was decided to issue reminders to GMADA and PPCB so that further action in the letter can be taken on receipt of their replies. Accordingly, reminders were issued to GMADA and PPCB vide letter no. 1077-1078 dated 16.08.2023. However, reply is still awaited from GMADA and PPCB.

Deliberations during 263rd meeting of SEIAA held on 06.10.2023.

The matter was considered by SEIAA in its 263rd meeting held on 06.10.2023, wherein SEIAA was apprised about the orders dated 17.08.2023 passed in O.A No. 493/2023 by the Hon'ble NGT . SEIAA noted that the validity period of the Environmental Clearance granted to the project has already expired. Further, reply from the GMADA and PPCB in reference to SEIAA letter no. 415-416 dated 17.02.2023 and No. 1077-1078 dated 16.08.2023 is yet to be received.

After detailed deliberations, SEIAA decided as under:

1. Environmental Engineer, SEIAA shall represent SEIAA in the joint committee constituted by Hon'ble NGT. He shall attend the meeting of Nodal Agency i.e., State PCB on behalf of SEIAA as and when scheduled.
2. Another reminder be issued to the GMADA as well to the PPCB in reference to the earlier issued letters.

Accordingly,

- i. PPCB was informed vide letter no. 1801 dated 16.10.2023 regarding nomination of Environmental Engineer, SEIAA to represent SEIAA in the joint committee constituted by Hon'ble NGT.

ii. Reminder was issued to GMADA and PPCB vide letter no. 1799 dated 16.10.2023.

Further, it is intimated that the project Purab Premium Apartment, Sector- 88, Mohali was visited by the Joint Committee on 01.11.2023 & the complainants were met and certain observations recorded during visit are as under:

| Sr.No | Description | Details as per EC | Observations during visit |
|-------|-------------------------------|---|--|
| 1 | Name & address of the project | Purab Premium Apartments, Sector-88, Mohali | Purab Premium Apartments, Sector-88, Mohali |
| 2 | Plot Area | 117.18 acres (473959.681 sqm) | 37 acre (approx.). The GMADA has sold remaining site to individual project proponents like Horizon Belamond, Hero Homes, Joy Grand, Atulyam the Bliss etc. |
| 3 | Built Up area | 10,00,000 sqm | No detail submitted. |
| 4 | Total Flats | Type-1 (1 BHK)-1080 Type-2 (2 BHK)- 2520 Type-3 (3 BHK)-2760 | <ul style="list-style-type: none"> 1620 flats (B+15 configuration) in 4 Blocks and 27 Towers constructed 54 shops (G+1 configuration), 1 no. Community Centre constructed 02 no. swimming pool, 01 no. yoga hall, 01 no. badminton court, 01 no. table tennis room and 01 no. gym under construction. |
| 5 | Population | 31800 | 500 flats occupied |
| 6 | Total Water Requirement | 4770 KLD | 1. 02 no. Bore wells provided however, no record of fresh water consumption being maintained. 2. Mechanical water meter was found non operational. |
| 7 | Fresh Water Requirement | 3498 KLD | |
| 8 | Waste-water generation | 3816 KLD | No record being maintained |
| 9 | STP Proposed | 7 MLD in sector-88 | STP of 7 MLD in sector-88 not constructed and presently the untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. After treatment, the treated wastewater is disposed off into N-Choe. |
| 10 | Utilization of Treated Water | Summer: <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -1720 KLD Sewer-748 KLD Winter: | The untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. After treatment, the treated wastewater is disposed off into N-Choe. |

| | | | |
|----|---|---|--|
| | | <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -563 KLD Sewer-1905 KLD Monsoon: <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -156 KLD Sewer-2313 KLD | |
| 11 | DG sets | 9 DG sets of 1500 KVA & 2 *500 KVA with canopy and adequate stack | 2 * 500 KVA, 2 * 750 KVA and 4 * 250 KVA with canopy and inadequate stack |
| 12 | Proposed Rain Water Harvesting Pits | 9 Nos. | 04 no. Rain Water Harvesting Pits provided for recharging of surface run off and roof top water. |
| 13 | Solid Waste Generation | 11448 kg/day | No record being maintained. |
| 14 | Solid Waste Management | <ul style="list-style-type: none"> Garbage chute system for each tower. 2 no. secondary collection cum segregation area with capacity of 6 Ton will be provided for segregation of waste. Organic waste to be sent to MSW Management Facility at village Samgauli, Derabassi | <ul style="list-style-type: none"> Garbage chute system for each tower. No segregation of the waste is being done. The mixed waste is collected by Private Players and the place where it is disposed is not known. No composter installed for in-situ management of biodegradable waste |
| 15 | Status of CTE/CTO of the PPCB | CTE/CTO of the PPCB shall be obtained | CTE/CTO of the PPCB not obtained |
| 16 | Color coding | Separation of drinking water supply, raw water for horticulture and treated sewage supply should be done using different colors | Not done |
| 17 | Solar energy | Application of solar energy for illumination of common areas, lightning for gardens and street lightning shall be done | Not done |
| 18 | Constitution of Environment Management Cell | Environment Management Cell shall be constituted for supervision and monitoring the environment related aspects of the projects | No record submitted |
| 19 | Validity of the EC | 7 years from date of issue i.e 14.02.2013 | Not applied for extension/ amendment in EC. |

| 20 | Six Monthly compliance reports | The pp shall submit Six Monthly compliance reports on status of compliance of EC conditions (hardcopy as well as email) to RO, MoEFCC, CPCB and SPCB/SEIAA. | Not being submitted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|--|---|-----------------------|-------------------------|----------------------------|---|-----|------------------------|----|---|------------------------------|---|---|------------------------------|----|---|-----------------------------------|----|----|-------|----|------|-------------|-----------------------|-------------------------|------------------------------|-----|----|------------------|----|----|------------------|---|---|---------------------|
| 22 | CSR | GMADA being a Govt. organization shall undertake various activities such as development of Govt. School, hospital, community centre adjoining project in Sector-88/89. | No record submitted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | Adequate treatment facility for drinking water | Adequate treatment facility for drinking water shall be provided, if required | Fresh water is supplied through bore-wells after chlorination. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | EMF Meter | The pp shall provide electromagnetic flow meter at the outlet of water supply, outlet of STP and any pipeline to be used for re-using the treated waste-water back into the system. | Mechanical meter provided over fresh water supply which was not in operation. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | EMP Cost | <p>Construction Phase-</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in Lakhs</th> <th>Recurring Cost in Lakhs</th> </tr> </thead> <tbody> <tr> <td>Water for Dust suppression</td> <td>5</td> <td>1.5</td> </tr> <tr> <td>Waste-Water Management</td> <td>20</td> <td>5</td> </tr> <tr> <td>Air, Noise, Water Monitoring</td> <td>-</td> <td>2</td> </tr> <tr> <td>PPE for workers & Healthcare</td> <td>10</td> <td>3</td> </tr> <tr> <td>Air and Noise Mitigation measures</td> <td>50</td> <td>10</td> </tr> <tr> <td>Total</td> <td>85</td> <td>21.5</td> </tr> </tbody> </table> <p>Operation Phase-</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in Lakhs</th> <th>Recurring Cost in Lakhs</th> </tr> </thead> <tbody> <tr> <td>Waste-Water Management (STP)</td> <td>100</td> <td>25</td> </tr> <tr> <td>Waste Management</td> <td>55</td> <td>15</td> </tr> <tr> <td>Green Belt/Land-</td> <td>-</td> <td>-</td> </tr> </tbody> </table> | Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | Water for Dust suppression | 5 | 1.5 | Waste-Water Management | 20 | 5 | Air, Noise, Water Monitoring | - | 2 | PPE for workers & Healthcare | 10 | 3 | Air and Noise Mitigation measures | 50 | 10 | Total | 85 | 21.5 | Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | Waste-Water Management (STP) | 100 | 25 | Waste Management | 55 | 15 | Green Belt/Land- | - | - | No record submitted |
| Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water for Dust suppression | 5 | 1.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste-Water Management | 20 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air, Noise, Water Monitoring | - | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PPE for workers & Healthcare | 10 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air and Noise Mitigation measures | 50 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 85 | 21.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste-Water Management (STP) | 100 | 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste Management | 55 | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Green Belt/Land- | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | scapping Development & Noise mitigation measures | | | |
| | | Monitoring for Air, Water, Noise & Soil | 50 | 10 | |
| | | Others as RWH, Solar Lights (PV Systems) | 500 | 20 | |
| | | Air Pollution Control | 1000 | 10 | |
| | | Dual Plumbing | 4000 | 50 | |
| | | Total | 56 Crore 85 lakhs | 132 Lacs | |

The final report is being prepared by PPCB being the Nodal Agency and same will be placed in SEIAA meeting once finalized.

Deliberations during 266th meeting of SEIAA held on 02.11.2023.

SEIAA was apprised that the project proponent GMADA has changed the proposal for which it has obtained Environmental Clearance vide letter no. SEIAA/MS/2013/889 dated 14.02.2013. The detail of the changes made in the proposal as observed during site visit on 01.11.2023 are as under:

| Sr.No | Description | Details as per EC | Observations during visit |
|--------------|--------------------|--|--|
| 1 | Plot Area | 117.18 acres (473959.681 sqm) | 37 acre (approx.). The GMADA has sold remaining site to individual project proponents like Horizon Belamond, Hero Homes, Joy Grand, Atulyam the Bliss etc. |
| 2 | Built Up area | 10,00,000 sqm | Not Provided |
| 3 | Total Flats | Type-1 (1 BHK)-1080 Type-2 (2 BHK)- 2520 Type-3 (3 BHK)-2760 | <ul style="list-style-type: none"> • 1620 flats (B+15 configuration) in 4 Blocks and 27 Towers constructed • 54 shops (G+1 configuration), 1 no. Community Centre constructed • 02 no. swimming pool, 01 no. yoga hall, 01 no. badminton court, 01 no. table tennis room and 01 no. gym under construction. |

| | | | |
|---|------------------------------|--|--|
| 4 | STP Proposed | 7 MLD in sector-88 | STP of 7 MLD in sector-88 not constructed and presently the untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. |
| 5 | Utilization of Treated Water | <p>Summer:</p> <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -1720 KLD Sewer-748 KLD <p>Winter:</p> <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -563 KLD Sewer-1905 KLD <p>Monsoon:</p> <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -156 KLD Sewer-2313 KLD | The untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. After treatment, the treated wastewater is disposed off into N-Choe. |

Further, the project proponent is also not complying with the conditions of EC as under:

| Sr.No | Description | Details as per EC | Observations during visit |
|-------|------------------------------|---|--|
| 1 | Total Water Requirement | 4770 KLD | 3. 02 no. Bore wells provided however, no record of fresh water consumption being maintained. 4. Mechanical water meter was found non operational. |
| 2 | Fresh Water Requirement | 3498 KLD | |
| 3 | Waste-water generation | 3816 KLD | No record being maintained |
| 4 | STP Proposed | 7 MLD in sector-88 | STP of 7 MLD in sector-88 not constructed and presently the untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. |
| 5 | Utilization of Treated Water | <p>Summer:</p> <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -1720 KLD Sewer-748 KLD <p>Winter:</p> <ul style="list-style-type: none"> Flushing- 1272 KLD Irrigation within the project @ 45.927 acres -563 KLD Sewer-1905 KLD <p>Monsoon:</p> <ul style="list-style-type: none"> Flushing- 1272 KLD | The untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. After treatment, the treated wastewater is disposed off into N-Choe. |

| | | | |
|----|---|---|--|
| | | <ul style="list-style-type: none"> Irrigation within the project @ 45.927 acres -156 KLD Sewer-2313 KLD | |
| 6 | DG sets | 9 DG sets of 1500 KVA & 2 *500 KVA with canopy and adequate stack | 2 * 500 KVA, 2 * 750 KVA and 4 * 250 KVA with canopy and inadequate stack |
| 7 | Proposed Rain Water Harvesting Pits | 9 Nos. | 04 no. Rain Water Harvesting Pits provided for recharging of surface run off and roof top water. |
| 8 | Solid Waste Generation | 11448 kg/day | No record being maintained. |
| 9 | Solid Waste Management | <ul style="list-style-type: none"> Garbage chute system for each tower. 2 no. secondary collection cum segregation area with capacity of 6 Ton will be provided for segregation of waste. Organic waste to be sent to MSW Management Facility at village Samgauli, Derabassi | <ul style="list-style-type: none"> Garbage chute system for each tower. No segregation of the waste is being done. The mixed waste is collected by Private Players and the place where it is disposed is not known. No composter installed for in-situ management of biodegradable waste |
| 10 | Status of CTE/CTO of the PPCB | CTE/CTO of the PPCB shall be obtained | CTE/CTO of the PPCB not obtained |
| 11 | Color coding | Separation of drinking water supply, raw water for horticulture and treated sewage supply should be done using different colors | Not done |
| 12 | Solar energy | Application of solar energy for illumination of common areas, lightning for gardens and street lightning shall be done | Not done |
| 13 | Constitution of Environment Management Cell | Environment Management Cell shall be constituted for supervision and monitoring the environment related aspects of the projects | No record submitted |
| 14 | Validity of the EC | 7 years from date of issue i.e 14.02.2013 | Not applied for extension/ amendment in EC. |
| 15 | Six Monthly compliance reports | The pp shall submit Six Monthly compliance reports on status of compliance of EC conditions (hardcopy as well as email) to RO, MoEFCC, CPCB and SPCB/SEIAA. | Not being submitted |
| 16 | CSR | GMADA being a Govt. organization shall undertake various activities such as | No record submitted |

| | | development of Govt. School, hospital, community centre adjoining project in Sector-88/89. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---|-----------------------|-------------------------|----------------------------|---|-----|------------------------|----|---|------------------------------|---|---|------------------------------|----|---|-----------------------------------|----|----|-------|----|------|-------------|-----------------------|-------------------------|------------------------------|-----|----|------------------|----|----|--|---|---|---------------------|
| 17 | Adequate treatment facility for drinking water | Adequate treatment facility for drinking water shall be provided, if required | Fresh water is supplied through bore-wells after chlorination. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | EMF Meter | The pp shall provide electromagnetic flow meter at the outlet of water supply, outlet of STP and any pipeline to be used for re-using the treated waste-water back into the system. | Mechanical meter provided over fresh water supply which was not in operation. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | EMP Cost | <p>Construction Phase-</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in Lakhs</th> <th>Recurring Cost in Lakhs</th> </tr> </thead> <tbody> <tr> <td>Water for Dust suppression</td> <td>5</td> <td>1.5</td> </tr> <tr> <td>Waste-Water Management</td> <td>20</td> <td>5</td> </tr> <tr> <td>Air, Noise, Water Monitoring</td> <td>-</td> <td>2</td> </tr> <tr> <td>PPE for workers & Healthcare</td> <td>10</td> <td>3</td> </tr> <tr> <td>Air and Noise Mitigation measures</td> <td>50</td> <td>10</td> </tr> <tr> <td>Total</td> <td>85</td> <td>21.5</td> </tr> </tbody> </table> <p>Operation Phase-</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in Lakhs</th> <th>Recurring Cost in Lakhs</th> </tr> </thead> <tbody> <tr> <td>Waste-Water Management (STP)</td> <td>100</td> <td>25</td> </tr> <tr> <td>Waste Management</td> <td>55</td> <td>15</td> </tr> <tr> <td>Green Belt/Land-scapping Development & Noise mitigation measures</td> <td>-</td> <td>-</td> </tr> </tbody> </table> | Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | Water for Dust suppression | 5 | 1.5 | Waste-Water Management | 20 | 5 | Air, Noise, Water Monitoring | - | 2 | PPE for workers & Healthcare | 10 | 3 | Air and Noise Mitigation measures | 50 | 10 | Total | 85 | 21.5 | Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | Waste-Water Management (STP) | 100 | 25 | Waste Management | 55 | 15 | Green Belt/Land-scapping Development & Noise mitigation measures | - | - | No record submitted |
| Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water for Dust suppression | 5 | 1.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste-Water Management | 20 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air, Noise, Water Monitoring | - | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PPE for workers & Healthcare | 10 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air and Noise Mitigation measures | 50 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 85 | 21.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Capital Cost in Lakhs | Recurring Cost in Lakhs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste-Water Management (STP) | 100 | 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste Management | 55 | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Green Belt/Land-scapping Development & Noise mitigation measures | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|----|----------------|--|----------------------------|----------|---|
| | | Monitoring for Air, Water, Noise & Soil | 50 | 10 | |
| | | Others as RWH, Solar Lights (PV Systems) | 500 | 20 | |
| | | Air Pollution Control | 1000 | 10 | |
| | | Dual Plumbing | 4000 | 50 | |
| | | Total | 56 Crore 85 lakhs | 132 Lacs | |
| 20 | Validity of EC | <ul style="list-style-type: none"> EC to GMADA was granted vide letter dated 14.03.2013 for a period of 05 years. Vide MoEF&CC notification no. S.O 2944 (E) dated 14.09.2016, the validity of the project was extended up to seven years i.e. up to 13.03.2020. | | | The GMADA has failed to get the EC extended / get the EC amended. The complainants have informed that the GMADA has proceeded with the construction of the project even after 13.03.2020. |

After detailed deliberations, SEIAA decided as under:

1. Notice be issued to GMADA to show cause in writing within 15 days from the issuance of the notice as to why action should not be taken against it under the Environment (Protection) Act, 1986 in accordance with the SOPs prescribed by the MOEF&CC in its OM dated 07.07.2021 for non-compliance of EC conditions. The date of commencement of construction under the Project and year-wise expenditure incurred thereon should also be submitted in the reply to this notice.
2. GMADA be also provided an opportunity to appear before the Authority through a senior authorized representative at 11.30 am on 24.11.2023, failing which it will be presumed that it has nothing to say in the matter and the proposed action shall be taken without affording any further opportunity/notice.

3. Final reminder may be issued to PPCB in reference to the earlier issued letters to submit report within 07 days, failing which the matter will be brought to the knowledge of Secretary, STE.

Accordingly, show cause notice with an opportunity of 15 days to submit reply in writing and to appear before Chairman, SEIAA on 24.11.2023 was issued to Chief Engineer, GMADA vide letter no. 1905 dated 07.11.2023. Further, PPCB vide letter no. 1906 dated 07.11.2023 was requested to send the latest construction status report of Purab Premium Apartments. As such, status report in this regard is yet awaited from PPCB. Copy of show cause notice is attached as Annexure-K.

The date of hearing was postponed from 24.11.2023 to 28.11.2023 due to administrative reasons and the same was informed to the GMADA vide letter no. 1989 dated 22.11.2023.

Deliberations during 269th meeting of SEIAA held on 28.11.2023.

The matter was considered by SEIAA in its 269th meeting held on 28.11.2023, which was attended by Er. Varun Garg, Executive Engineer, GMADA.

The supporting staff apprised SEIAA that the project site of Purab Premium Apartments was visited by the joint committee including representative from SEIAA on 01.11.2023 and major violations of the conditions of the Environmental Clearance granted to GMADA were observed. Accordingly, an opportunity of personal hearing was afforded to GMADA before taking further action.

Executive Engineer, GMADA informed that they have not received the show cause notice for the violations of the conditions of the EC granted under EIA, notification, 2006 to Purab Premium Apartments issued by SEIAA vide letter no. 1905 dated 07.11.2023 and have only received notice intimating the change of date of hearing from 24.11.2023 to 28.11.2023.

SEIAA took a serious view about the casual approach of GMADA in this serious matter which is also reflected by the fact that no senior official from GMADA has come to attend the personal hearing before the Authority.

A copy of the show cause notice issued by SEIAA vide letter no. 1905 dated 07.11.2023 was handed over to Executive Engineer, GMADA during the course of hearing.

Executive Engineer, GMADA informed that they will submit reply of the notice within 03 days and requested for another date of hearing.

After detailed deliberation, SEIAA decided as under:

- i) GMADA shall submit reply to the show cause notice issued by SEIAA vide letter no. 1905 dated 07.11.2023 within 03 days positively.
- ii) Chief Engineer, GMADA shall appear for personal hearing before the Authority on 21.12.2023, failing which further opportunity for personal hearing will not be granted and the matter will be decided as per record and as per applicable rules and regulations. The casual approach of GMADA shall also be brought to the knowledge of Secretary, Housing and Urban Development.

Accordingly, Chief Engineer, GMADA was issued show cause notice vide letter no. 2089 dated 04.12.2023, with an opportunity to submit reply in writing, within 3 days and to appear in person before Chairman, SEIAA on 21.12.2023.

Thereafter, the hearing was preponed to 20.12.2023 due to Administrative reasons and the intimation for the same was done vide letter dated 12.12.2023. Copy of the show cause notice issued to GMADA is as per **Annexure-B**.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by the following:

- i) Er. Balvinder Singh, Chief Engineer, GMADA.
- ii) Er. Ajay Garg, Superintendent Engineer, GMADA.
- iii) Er. Rajinder Pal Singh, Sub-Divisional Engineer, GMADA.
- iv) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

Supporting staff apprised SEIAA that the project proponent GMADA has changed the proposal for which it has obtained Environmental Clearance vide letter no. SEIAA/MS/2013/889 dated 14.02.2013. The details of changes made in the proposal and non-compliance of conditions of Environmental Clearance as observed during site visit on 01.11.2023 have already been deliberated upon during 266th meeting of SEIAA held on 02.11.2023. Further, no reply to the show cause notice has been received from GMADA till date.

GMADA submitted written point wise reply to the show cause notice as under:

| Sr. No. | Observations during visit | Reply |
|---------|--|--|
| 1. | 37 acre (approx.). The GMADA has sold remaining site to individual project proponents like Horizon Belamond, Hero Homes, Joy Grand, Atulyam the Bliss etc. | Detail regarding the revised planning of 117.18 acre site is required from DTP, GMADA. |
| 2. | Not Provided | 4,16,804 sqm |
| 3. | <ul style="list-style-type: none"> • 1620 flats (B+15 configuration) in 4 Blocks and 27 Towers constructed • 54 shops (G+1 configuration), 1 no. Community Centre constructed • 02 no. swimming pool, 01 no. yoga hall, 01 no. badminton court, 01 no. table tennis room and 01 no. gym under construction. | Agreed, the work for getting revised EC has been allotted to M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd and the work is under process. |
| 4. | STP of 7 MLD in sector-88 not constructed and presently the untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. | The sewer of Purab Premium Apartments is connected to the existing 10 MGD capacity STP of Sector-83, where the sewage is being treated as per the norms. The revised EC shall be obtained as per the same. |
| 5. | The untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. After treatment, the treated wastewater is disposed off into N-Choe. | <p>It is true that presently the treated sewage of STP Sector-83 is being disposed off into N-choe, however, the scheme for utilization of the treated water of the STP is under preparation, as per which the treated water is to be supplied for horticultural purposes in Mohali city.</p> <p>Dual plumbing has been carried out in the whole project of Purab Premium Apartments. As soon as, treated water is made available from the STP of Sector-88-89, the treated water will be started being used in the project.</p> |

| Sr. No. | Observations during visit | Reply |
|---------|---|---|
| 1. | <ol style="list-style-type: none"> 1. 02 no. Bore wells provided however, no record of fresh water consumption being maintained. 2. Mechanical water meter was found non-operational. | The tenders for installation of electromagnetic flow meters have already been invited by the concerned mon office and very soon the work would be completed. |
| 2. | | |
| 3. | No record being maintained | Record is being maintained at GMADA STP built in sector-83 |
| 4. | STP of 7 MLD in sector-88 not constructed and presently the untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, Mohali. | The sewer of Purab Premium Apartments is the connected to the existing 10 MGD capacity STP of to Sector-83, where the sewage is being treated as per ted the norms. |
| 5. | The untreated water generated from the project is disposed off into MC, Sewer leading to terminal STP of GMADA of 45 MLD Capacity located at Sector 83, | It is true that presently the treated sewage of STP Sector-83 is being disposed off into N-choe, however, the scheme for utilization of the treated is water of the STP is under preparation, |

| | | | | | |
|-----|--|--|---|------------------|--------|
| | Mohali. After treatment, the treated wastewater is disposed off into N-Choe. | as per which the treated water is to be supplied for horticultural purposes in Mohali city. Dual plumbing has been carried out in the whole project of Purab Premium Apartments. As soon as, treated water is made available from the STP of Sector-88-89, the treated water will be started being used in the project. | | | |
| 6. | 2 * 500 KVA, 2 * 750 KVA and 4 * 250 KVA with canopy and inadequate stack | The required stack height may please be informed so that it could be amended accordingly. | | | |
| 7. | 04 no. Rain Water Harvesting Pits provided for recharging of surface run off and roof top water. | Since the size of the project has been reduced from 6360 flats to 1620 flats, therefore, rain water recharge wells have been provided as per the present requirement. | | | |
| 8. | No record being maintained. | The work of garbage collection and housekeeping etc. are carried out by the Residents Welfare Association of Purab Premium Apartments, SAS Nagar. | | | |
| 9. | <ul style="list-style-type: none"> • Garbage chute system for each tower. • No segregation of the waste is being done. • The mixed waste is collected by Private Players and the place where it is disposed is not known. • No composter installed for in-situ management of biodegradable waste | The garbage collection and housekeeping works are carried out by RWA. The work for construction of MRF in Sector-96 for solid waste management has been allotted by the O/o DE(PH-1) which is under progress. | | | |
| 10. | CTE/CTO of the PPCB not obtained | The work for obtaining Constant to Operate has been allotted to M/s Eco Parayvaran Laboratories and Consultant Pvt. Ltd. vide memo no. GMADA/DE(PH-2)/2023/1791 24-07-2023 and the work is under process. Dated 24.07.2023 and the work is under process. | | | |
| 11. | Not done | The work of color coding is under process at site. | | | |
| 12. | Not done | Solar Water Heating system has been installed at the Swimming pool of Purab Premium Apartments. | | | |
| 13. | No record submitted | Attached at Annexure-1. | | | |
| 14. | Not applied for extension/ amendment in EC. | The work for obtaining revised environmental clearance has been allotted to M/s Eco Parayvaran Laboratories and Consultant Pvt. Ltd and the work is under process. | | | |
| 15. | Not being submitted | The last 2 six monthly compliance report has been submitted vide memo no. GMADA/DE(PH- 2)/2022/9480 dated 20-09-2022 and 795 dated 05- 04-2023. | | | |
| 16. | No record submitted | The below mentioned public sites have been reserved in Sector-88-89:- <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="width: 50px; text-align: center;">1</td> <td style="width: 150px;">Community Centre</td> <td style="width: 50px; text-align: center;">3 Acre</td> </tr> </table> | 1 | Community Centre | 3 Acre |
| 1 | Community Centre | 3 Acre | | | |

| | | | | |
|-----|---|--|----------------|-----------|
| | | 2 | Sports Complex | 3 Acre |
| | | 3 | Police Station | 1 Acre |
| | | 4 | Fire Station | 1.30 Acre |
| 17. | Fresh water is supplied through bore-wells after chlorination. | Fresh potable drinking water after chlorination is being supplied. | | |
| 18. | Mechanical meter provided over fresh water supply which was not in operation. | The tenders for installation of electromagnetic flow meters have already been invited by the concerned office and the work would be started as soon as the allotment is done. | | |
| 19. | No record submitted | <p>The 10 MGD capacity STP of sector-83, SAS Nagar is being upgraded to advanced technology with a capacity of 15 MGD at a cost of Rs. 110 Cr. The operation and maintenance cost of the STP for 10 years would come around Rs. 35 Cr. in addition to the power cost.</p> <p>The Air, Noise and Water Monitoring is being done regularly, the reports of which have been submitted in the six monthly compliance reports.</p> <p>The work for construction RMC for Sector-88-89 in Sector-96 has already been allotted to M/s R.R. Industries.</p> <p>Solar water heating system has been installed at the swimming pool of the Purab Premium Apartments at a cost of Rs. 1.25 Cr. (approx).</p> <p>Dual plumbing has been carried out in the entire Purab Premium Apartments at a cost of Rs. 11.26 Cr.</p> | | |

The reply submitted by the GMADA was taken on record.

SEIAA observed that the validity of the EC granted to GMADA has already expired & GMADA is violating the conditions of EC granted to it vide no. 889-898 dated 14.02.2013 and accordingly, action in accordance with the SOPs prescribed by the MoEF&CC in its OM dated 07.07.2021 is required to be taken against GMADA.

After detailed deliberation, SEIAA decided that GMADA shall apply for fresh EC under violation category as per OM dated 07.07.2021 of MoEF&CC, within 15 days, failing which action under the provisions of Sections 15 and 17 read with Section 19 of the Environment (Protection) Act, 1986 shall be taken without giving any further opportunity of notice/hearing. All the above

mentioned shortcomings / non-compliance of conditions of earlier granted EC will be addressed in the fresh EC application along with remediation measures and penalties as applicable for violations already committed by the PP.

Item No. 273.08: Violation of the provisions of the under the ambit of EIA notification dated 14.09.2006 – M/s Primegate Developers (India), Project: Prime Cross Retail, Zirakpur, Distt. SAS Nagar.

It is submitted that Environmental Engineer vide letter no.3458 dated 16.05.2023 (Annexure-9 of agenda) informed as under:

- 1) The project proponent was granted environmental clearance under the EIA Notification dated 14/09/2006 vide SEIAA no. 1194-1202/416-24 dated 09/12/2019 with certain conditions and is violating the provision of Water (Prevention & Control of Pollution) Act, 1974.
- 2) The project Proponent was given hearing on 24.01.2023 before the Chief Environmental Engineer (P) of the the Board. However no body has attended the hearing. After hearing the officers of the Board, Chief Engineer, Patiala decided that the Member Secretary, State Environmental Impact Assessment Authority be informed w.r.t. violations of the conditions mentioned in the environmental clearance granted to the project proponent.

Accordingly Environmental Engineer, zonal office-1 Patiala, vide letter no. 3458 dated 16.05.2023 requested to take appropriate action as deem fit by the Authority.

1.0 Deliberations during 259th meeting of SEIAA held on 31.08.2023.

The matter was considered by the SEIAA in its 259th meeting held on 31.08.2023.

SEIAA examined the letter of PPCB issued vide letter no. 3458 dated 16.05.2023 and observed that the PPCB has reported as under:

- (i) The project proponent has commissioned microbrewery at the top floor.
- (ii) The project proponent has not provided treatment plant for the treatment of effluent arising from microbrewery as well as domestic effluent arising from its commercial project.
- (iii) During the visit, it was observed that project proponent is discharging its untreated effluent through flexible pipe onto land for stagnation.

SEIAA observed that as per the report submitted by the PPCB, the project proponent is *prima facie* guilty of violating the conditions of the environmental clearance granted to it.

After detailed deliberations, SEIAA decided to issue show-cause notice for cancellation of the EC granted to the project proponent with an opportunity of 30 days to submit reply to the violations reported by the PPCB.

Accordingly, the project proponent was issued show cause notice for cancellation of EC granted to the project proponent with an opportunity of 30 days to submit reply to the violations reported by the PPCB vide letter no. 1431 dated 15.09.2023 through registered post. However, no reply to the show cause notice has been received from the Project Proponent till date.

The matter is placed before SEIAA for consideration.

Deliberations during 271st meeting of SEIAA held on 13.12.2023.

The matter was considered by the SEIAA in its 271st meeting held on 13.12.2023 and supporting staff apprised SEIAA as per above.

After detailed deliberations, SEIAA decided that show cause notice for cancellation of EC granted to the project proponent with an opportunity to show cause in writing, within 7 days along with an opportunity of personal hearing before Chairman, SEIAA on 20.12.2023 be issued to the project proponent.

Thereafter, show cause notice with an opportunity to submit reply in writing, within 7 days along with an opportunity of personal hearing before Chairman, SEIAA on 20.12.2023 vide letter no. 2141 dated 20.12.2023. Copy of show notice is attached as per **Annexure-C**. However, no reply has been received from the project proponent.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by the following:

- (i) Sh. Sahil Gupta, Manager, M/s Primegate Developers India.
- (ii) Sh. Deepak Gupta, Environmental Advisor.

Supporting staff apprised SEIAA that in view of the report received from PPCB regarding non-

compliance of EIA notification, 2006, the project proponent was earlier issued show cause notice with an opportunity of 30 days to submit reply in writing. However, no reply was received from the Project Proponent and accordingly the project proponent has been given an opportunity of personal hearing before Chairman, SEIAA on 26.12.2023.

The Project Proponent submitted reply as under:

- i) Non-commencement of Construction Work: It is crucial to clarify that no construction work has commenced at the project site for which Environmental Clearance was obtained. We have diligently adhered to the stipulations outlined in the clearance, ensuring that construction are yet to be initiate.
- ii) Project size compliance: We would like to highlight that the constructed project in the vicinity, which you may be associating with our undertaking, falls below the prescribed threshold for environmental clearance. The area is less than 20,000 square meters, exempting it from the mandatory environmental clearance process.

After detailed deliberations, SEIAA decided that the reply submitted by the Project Proponent be forwarded to PPCB for verification and submission of the report, so that further action on the show cause notice issued to the Project Proponent can be taken.

Item No. 273.09: Permission for starting the mining operations pending Environmental Clearance and Terms of Reference (ToRs) issued for the Mining Sites as per approved District Survey Report.

Chief Engineer, Mining vide its letter nos. 2908/Glg dated 15.12.2023 & 2921/Glg dated 20.12.2023 has requested to grant permission for commencing of mining operations to 02 no. CMS site in which ToR have been issued, as per detail given below:

| Sr. No. | District | Name of mine | Area (Ha) | Maximum Quantity to be extracted in a single year (MT) | Method of excavation | Agriculture/River Bed | EC Status | Green Free Deposition status for sites having ToR issued |
|---------|-----------|------------------|-----------|--|----------------------|-----------------------|---------------------------|--|
| 01 | SBS Nagar | Talwandi Sibul-2 | 15.2 | 181845 | Semi-Mechanized | River Bed | ToR granted on 14.12.2023 | Yes |
| 02 | Pathankot | Maira Kalan | 13.81 | 246343 | Semi-Mechanized | River Bed | ToR granted on 19.12.2023 | Yes |

Copy of the letter is as per **Annexure-D**. It has also been informed that the subsequent list of mines for which the Green Mission Punjab fees is yet to be paid is also being sent separately.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter was considered by SEIAA in its 273rd meeting held on 26.12.2023, however no representative from the Mining Department came to attend the meeting.

After detailed deliberations, SEIAA decided to defer the item to the next meeting of the Authority.

Item No. 273.10: Permission for carrying out the mining operations pending Environment Clearance in the State of Punjab regarding.

Chief Engineer, Mining vide its letter no. 1285/CE-Mining dated 15.12.2023 in reference to SEIAA letter no. 1607 dated 29.09.2023 has intimated that the Mining Department is sincerely grateful to SEIAA for giving them extension till 31.12.2023 for carrying out mining operations in respect of sites for which EC applications have cleared the scrutiny stage and are pending with SEIAA/SEAC and in respect of sites for which ToRs have been issued by SEIAA. Further, SEIAA submitted details of the mining sites in which specific permission have been accorded by SEIAA as under:

- i) Only 19.96 Lakh MT material has been extracted from 73 nos. sites in comparison to the total quantity of material identified in the DSR as 1246.75 lakh MT in 14 Districts. Accordingly, only 1.60% of material has been extracted by the department.
- ii) This is mainly due to the fact that SEIAA has allowed the said permission to operate the mines only after demarcation of sites and after obtaining consent of the land owners and subsequently thereupon ToRs are issued and Green fees is deposited. The Department has allowed only tractor trolley for the transportation from these mines instead of big commercial vehicles while giving full consideration to the EC norms and only manual method of mining is being practiced in the PMS.
- iii) Apart from the availability of the quantities of material in the undisturbed sites of approved DSRS, a large quantity of material has been deposited in all the rivers across the State during the recent floods occurring in current monsoon period. In compliance with the condition imposed by SEIAA that River audits for assessing replenishment rates may be entrusted to a premier Scientific institute, the department has already allotted the work for Conducting detailed replenishment studies to IIT Rupnagar. Further, the Department is considering the Centre of Excellence in coordination with IIT Ropar to use latest Technologies in Mining Activities.
- iv) After the approval of DSRS by the SEIAA the department is continuously working to demarcate the DSR sites and accordingly obtaining the consent of the concerned landowners. For the mines whose demarcation and landowner consent is available, their cases are being

prepared for obtaining EC and till date, 125 cases of DSR sites have been submitted by the Concerned XENs to SEIAA.

- v) It is pertinent to mention that in view of the scarcity of material in the State the fear of illegal mining in these sites shall always prevail. It will be more appropriate that the State is permitted to carry out the mining activities and earn revenue for the state rather than illegal mining being permitted, whereby causing loss to the Public exchequer also. This is supported by the fact that maximum no. of 146 FIRs pertaining to illegal mining have been registered in Amritsar district since April 2022 to till date as no legal mine is operational in this district.
- vi) The Department is committed to fulfil all the conditions imposed by SEIAA in previous permissions. Prescribed funds for undertaking plantations in the Greening Punjab Mission budget head of account through the concerned DFO prior to commencement of mining operations, are being deposited. Further, the department is doing its best to speed up the process of submission of the remaining applications for grant of regular ECs/ToRs, It can be proved from the fact that 43 ECs and 50 TORS have been granted this FY after approval of DSRs. However, this process is time-consuming, as the reports must be made available in the public domain for a specified period. Furthermore, the department is committed to ensuring the wellbeing of the environment.
- vii) The department is currently in the process of conducting public hearings for the mines through PPCB, whose Terms of Reference (ToRS) have been issued by SEIAA. The details of mines for which Public Hearing dates have already been fixed by PPCB is attached at Annexure-B.

As already requested in the light of Supreme Court Orders dated 26.09.2022 and 28.03.2023 in Civil Appeal no. 3661-62 of 2020 (State of Bihar V/s Pawan Kumar & ors.) and in view of the fact that only 1.60 % of total quantity allowed by in SEIAA in compliance with the Hon'ble High Court orders dated 10.01.2023 has been uplifted, the SEIAA is requested to allow mining operations pending EC for the mines after 31.12.2023 where the draft EIA report is submitted to PPCB for Public Hearing. Copy of the request letter is as per **Annexure-E**.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter was considered by SEIAA in its 273rd meeting held on 26.12.2023 however no representative from the Mining Department came to attend the meeting.

After detailed deliberations, SEIAA decided to defer the item to the next meeting of the Authority.

Item No. 273.11: Regarding withdrawal of Environmental Clearance & ToR applications pending on Parivesh Portal.

It is submitted that the following EC & ToR application is pending on the Parivesh portal for withdrawal:

Environment Clearance:

| Sr. No. | Proposal No. | Project Name | Proponent Name | Reason for Withdrawal |
|---------|---------------------------|----------------|----------------|-------------------------------|
| 1. | SIA/PB/INFRA2/449814/2023 | Sivanta Square | GUPTA PROPERTY | Due to change in layout plan. |

ToR:

| Sr. No. | Proposal No. | Project Name | Proponent Name | Reason for Withdrawal |
|---------|---------------------------|--------------|------------------|--|
| 1. | SIA/PB/INFRA2/450842/2023 | Paris City | AJAY KUMAR GOYAL | Application was not filed under violation category therefore the project proponent will resubmit application under violation category. |

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter was considered by the SEIAA in its 273rd meeting held on 26.12.2023 in which the supporting staff of SEIAA apprised as above.

After detailed deliberations, SEIAA decided to accept the above said requests of the project proponents and permit the withdrawal of the Environmental Clearance & ToR applications on the Parivesh Portal.

Item No. 273.12: Complaint regarding Grant of Permission for Starting the Mining Operation pending E.C of (TOR) issued to the mining sites as per approved District Survey Report (DSR) PATHANKOT.

Sh. Surinder Singh Manhas resident of village Dhira, Pathankot vide email dated 20.12.2023 has requested to not to Grant Permission for Starting the Mining Operation pending E.C of (TOR) issued to the mining sites as per approved District Survey Report (DSR) PATHANKOT. The complainant in the request letter has given following details:

1. That the District Survey Report Pathankot has many Discrepancies/Mistake and is based on Misleading data statistics (copy of DSR Attached).
2. That In the DSR Pathankot no khasra number is mentioned in mining sites and no Replenishment Data is available in the Report.
3. That Manpreet Singh is a mining contractor in dist Ropar and National Green Tribunal (NGT) fined 434 crore in Swara mines for illegal mining but his name is available in DSR Pathankot (Copy of FIR and NGT fine order Attached).
4. That in DSR Pathankot Nipun Mahajan and Vipin Gupta owned more than 470 acres of land. It is a clear cut violation of Section 7 Punjab Village Common Land Act, 1961 (Copy of newspaper Attached).
5. The status of DSR Pathankot is not clear. As such, the application of grant of permission for starting the mining operation cannot be considered while following the proper norms. Hence, it is requested to consider above before proceeding ahead in the matter. Copy of the request letter is as per Annexure-F.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter was considered by the SEIAA in its 273rd meeting held on 26.12.2023 in which the supporting staff of SEIAA apprised as above.

Supporting staff also apprised SEIAA that another complaint regarding irregularities in the DSR of Rupnagar prepared by Mining Department has been received vide e-mail dated 22.12.2023 from Sh. Tikka Yashvir Chand, Ilaqa Sangarsh Committee, Sh. Anandpur Sahib, Ropar.

After detailed deliberations, SEIAA decided that both the complaints be forwarded to Director, Mining for giving report within 7 days so that further action in the matter may be taken.

Item No. 273.13: Request regarding Clarification for application of Environmental clearance under B1 and B2 category.

It is intimated that Executive Engineer cum District Mining Officer, SBS Nagar vide letter no. 5094 dated 21.12.2023 has requested to give clarification that whether the Environmental Clearance for the following sites which are less than 5 Ha but are part of cluster shall be applied under B1 or B2:

Cluster- 1

| Sr No. | Site Name & Number |
|---------------|---|
| 1 | Talwandi Sibhu- 2 (Site No.- 62, 63, 64, 65, 66)- Area more than 5 Ha |
| 2 | Lalewal- 67, 67A, 68- Area more than 5 Ha |
| 3 | Lalewal Khoja- 68A, 69A, 69B |
| 4 | Khoja 1- Ste no. 70- Area more than 5 Ha |
| 5 | Khoja 2- Ste no. 69- Area less than 5 Ha |
| 6 | Khoja 3- Ste no. 71, 71A- Area more than 5 Ha |
| 7 | Khoja 4- Ste no. 72- Area less than 5 Ha |

Cluster- 2

| Sr No. | Site Name & Number |
|---------------|--|
| 1 | Auliapur- Site-22- Area less than 5 Ha |
| 2 | Auliapur- Site-17, 19, 20- Area more than 5 Ha |

Cluster- 3

| Sr No. | Site Name & Number |
|---------------|--|
| 1 | Burj Teha Dass 1- Site no. 82 Area more than 5 Ha |
| 2 | Burj Teha Dass 2- Site no. 81A_81C_81D_81F Area less than 5 Ha |

Cluster- 4

| Sr No. | Site Name & Number |
|---------------|---|
| 1 | Dulewal- Site- 28, 28A Area less than 5 Ha |
| 2 | Mandhala- Site no- 31, 32, 33 Area more than 5 Ha |

Request letter is attached as per Annexure-G.

Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter was considered by the SEIAA in its 273rd meeting held on 26.12.2023 in which the supporting staff of SEIAA apprised as above.

After detailed deliberations, SEIAA decided that the matter may be discussed during 16th Joint Committee Meeting of SEIAA & SEAC scheduled to be held on 27.12.2023.

Item No. 273.14: Regarding compliance of the time-bound conditions imposed in the Environmental Clearance granted to the project proponents during 249th meeting till 269th meeting.

It is intimated that the EC granted to the Project Proponents during 249th meeting till 269th meeting were scrutinized to check whether any additional conditions which needs to be complied in a given time frame has been imposed. After scrutinizing, it was observed that in 14 projects, conditions which need to be complied in a given time frame were imposed, however no compliance has been received from the Project Proponent after expiry of the timeline. The status of the same is as under:

| Sr. No. | Name & Address of Project | Item no. | EC granted vide no. and date | Additional Condition Imposed | Consultant Name |
|---------|--|----------|-----------------------------------|--|-----------------|
| 1 | The Medallion Aurum” at Sector 67, Mohali, Distt. SAS Nagar, Punjab by M/s Turnstone Realty LLP | 249.01 | EC23B039PB155565 dated 18.07.2023 | The project proponent is required to submit comprehensive specifications along with full physical / financial details and timelines for implementation including O&M (where applicable) of the Additional Environmental Activities at S. No.’s 1 to 3 of the above Table should be submitted within 3 months | CPTL |
| 2 | Sanathan Polycot Pvt. Ltd. Plot No. A-1, Industrial Park Wazirabad, Tehsil & District- Fatehgarh Sahib, Punjab | 250.01 | EC23B019PB110146 dated 01.08.2023 | The project proponent will deposit an amount of Rs. 525 lakhs in 5 equated instalments of Rs 105 Lakhs each on or before 01.09.2023, 01.09.2024, 01.09.2025, 01.09.2026 and 01.09.2027 for raising of plantations and allied activities by the Forest Department in the state government treasury through the DFO Fatehgarh Sahib under the budget head of Greening Punjab Mission | Price Tech Lab |
| 3 | M/s Natural Castings, Village Mullanpur | 250.05 | EC23B008PB110740 dated 01.08.2023 | No construction will be started till the first instalment of Rs 5.33 Lakhs proposed under Additional Environmental Activities is deposited in | CPTL |

| | | | | | |
|---|---|--------|--------------------------------------|---|-----------|
| | Kalan, Mandi- Gobindgarh, Tehsil- Amloh District Fatehgarh Sahib, Punjab | | | the state government treasury under Green Punjab Mission budget head of account through DFO Fatehgarh Sahib. The subsequent 2 instalments of Rs 5.33 Lakhs each will be deposited on or before 01.07.2024 and 01.07.2025 respectively. | |
| 4 | “Leela Orchid Greens” at Sector115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd., | 255.01 | EC23B038PB170567 dated 07.08.2023 | PP would deposit Rs 15 lakhs in the Treasury under GPM head of account within 3 months. | ECO |
| 5 | Crude Steel Production at Industrial Plot A-1, Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana by M/s Tata Steel Limited | 255.08 | EC23B008PB183863 dated 10.08.2023 | 1. The project proponent will submit the revised EIA report incorporating the below mentioned observations of SEIAA within 60 days of grant of EC: <ul style="list-style-type: none"> • Progress of Green Belt Development should be included in the Project Implementation Schedule (Chapter 2). • Green belt development must be completed by end of monsoon 2025 season (Chapter 4). • Responsibilities of the EMC should include preparation and submission of the 6 monthly EC compliance reports (Chapter 6). • Budgetary outlay for Green belt development is inadequate | Vimta Lab |

| | | | | | |
|--|--|--|--|---|--|
| | | | | <p>(Chapter 6). The same needs to be increased to a minimum of Rs 1000 per sapling during 1st year and additional Rs 1000 per sapling for maintenance during following years. Saplings to be planted must be of indigenous tree species of minimum 8 ft height and 2 inches girth at collar. This will result in almost fully developed mini-forest areas by the time the plant is to be commissioned thus providing not only optimum environment amelioration within the project premises but also pleasing aesthetics.</p> <ul style="list-style-type: none"> • “Floods” should be added to the list of potential hazards identified (chapter 7) and disaster management plan prepared for the same since the project area is lower than that of the adjoining Hi-Tch Valley project of the PSIEC. • The TOR Compliance at Annexure -I (C) of the EIA needs to be revised as it is based on the erroneous assumption that the project proponent is expected to comply with all the items included in the list. In fact, Project Proponent is expected to choose the items they wish to take up as part of the Additional Environmental Activities and provide specific details in respect of these selected items including budgeted provisions and timelines for implementation of the selected items. • Continuous page numbering is required to be provided in the | |
|--|--|--|--|---|--|

| | | | | | |
|---|---|--------|-----------------------------------|---|----------------|
| | | | | <p>EIA report to facilitate referencing.</p> <p>2. The project proponent will submit the detailed plan for implementing AEA activities at a cost of Rs 25.9 crores within 60 days of grant of EC. The details of the activities selected, expenditure to be incurred thereon and timelines of implementation (maximum 5 years) should be clearly specified in the plan.</p> <p>3. The EC granted is liable to be suspended in case of failure to comply with decisions at S. No.'s 1 and 2 above.</p> | |
| 6 | M/s Hind Alloys, Village Kumbh, Amloh Road , Mandi-Gobindgarh, District Fatehgarh Sahib, Punjab | 259.01 | EC23B008PB157813 dated 19.09.2023 | The Project Proponent will deposit the Rs 3 Lakhs in the Government treasury through the DFO Fatehgarh Sahib prior to 01.11.2023 under the budget head of Greening Punjab Mission | ECO Paryavaran |
| 7 | "Lords Square at Village Malakpur, Ludhiana, District Ludhiana | 259.06 | EC23B038PB164537 dated 19.09.2023 | The PP shall deposit the amount of Rs 31.5 lakhs in the Government treasury through the DFO Ludhiana under the budget head of Greening Punjab Mission prior to 01.11.2023 | CPTL |
| 8 | MK Harmony at Village Naugiari, District SAS Nagar | 259.07 | EC23B038PB154287 dated 19.09.2023 | Funds for the tree plantation to be undertaken under GPM (Rs 20 Lakhs) should be deposited in the Govt Treasury through DFO SAS Nagar by 01.11.2023 | CPTL |

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| 9 | “Creek Side Village”, Village – Kaddo, Malipur & Haraichan, Tehsil- Payal, Ludhiana, Punjab | 259.09 | EC23B038PB173345 dated 19.09.2023 | The amount of Rs 21.89 Lakhs will be deposited by 01.11.2023 through the DFO Ludhiana in the treasury in the budget sub-head of account. | CPTL |
| 10 | LEO’Z GREEN CITY located at at Bathinda , Tehsil & District- Bathinda, Punjab | 259.10 | EC23B039PB115483 dated 19.09.2023 | The project proponent shall undertake revised AEA and should should deposit Rs 45 Lakhs through DFO Bhatinda in the Govt treasury in GPM head by 01.11.2023 | CPTL |
| 11 | PALM MARINA” at Hadbast No. 152, Vill. Fatehpur Awana, Ladhawal Bye Pass Ludhiana, Punjab | 260.11 | EC23B038PB184227 dated 25.09.2023 | The project proponent shall deposit total Rs 18 Lacs in 03 installments i.e 6 lacs each in Dec 2023, June 2024 and Dec 2024 for Green Area development in the Greening Punjab Mission revenue head of the state treasury through the concerned DFO after grant of EC | CPTL |
| 12 | Royal Residency at Village Dad & Thakarwal, Ludhiana | 265.04 | EC23B038PB128752 dated 28.09.2023 and corrigendum letter dated 1875 dated 03.11.2023 | An amount of Rs 35 Lakhs should be deposited through DFO Ludhiana in the Govt treasury in the Greening Punjab Mission budget head of account by 31.12.2023 | CPTL |
| 13 | Marbella Royce” at Project Site no-7, Block-C, Sector- | 267.02 | EC23B039PB166771 dated 24.11.2023 | The project proponent shall submit a detailed plan in respect of the proposed additional environmental activity related to the Rejuvenation of N-choe and Jagatpura drain. The detailed | CPTL |

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| | 83, Alpha IT city, Mohali, Punjab | | | execution plan including specific activities to be undertaken along with expenditure and timelines should be submitted by 20.12.2023 failing which the EC is liable to be revoked | |
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Deliberations during 273rd meeting of SEIAA held on 26.12.2023.

The matter could not be considered by the SEIAA in its 273rd meeting held on 26.12.2023 due to paucity of time and was deferred to the next meeting of the Authority.