

**Proceedings of 205th meeting of State Expert Appraisal Committee (SEAC)
to be held on 21.08.2021 in the Conference Hall no. 3 at 10:30 AM, MGSIPA
Complex, Sector-26, Chandigarh.**

The following were present:

Sr. No.	Name of SEAC Member	Designation in SEAC
1.	Er. Yogesh Gupta	Chairman
2.	Sh. Pardeep Garg	Member Secretary
3.	K.L. Malhotra	Member
4.	Sh. Anil Kumar Gupta	Member (Through VC)
5.	Parminder Singh Bhogal	Member
6.	Dr. Preet Mohinder Singh Bedi	Member (Through VC)
7.	Satish Kumar Gupta	Member (Through VC)
8.	Dr. Sunil Mittal	Member (Through VC)
9.	Dr. Pawan Krishan	Member

Item no. 205.11: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of residential project namely "Falcon View" located at Sector-66A, Mohali, Distt. SAS Nagar, Punjab by M/s JLPL (SIA/PB/MIS/61019/2018 and SIA/PB/NCP/10626/ 2013).

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of residential project namely "Falcon View" located at Sector 66A, Mohali, SAS Nagar (Punjab). The project is a part of Super Mega Mixed Use Integrated Industrial Park at Sector 82, 83 and 66A, SAS Nagar Mohali developed by M/s JLPL for which the EC was granted vide no. 8257 dated 16.12.2015.

In this regard, it is mentioned here that the project proponent has already filed writ petition, CWP 21351 of 2016 in the Hon'ble Punjab and Haryana High Court with a request to allow the project proponent to not obtain EC for the said project.

The contention of the project proponent was that since it had already obtained Environmental Clearance for the Super Mega Mixed Use Integrated Industrial Park at Sector 82, 83 & 66A, SAS Nagar Mohali. The next date of the case is 24.05.2021.

The application now submitted by the project proponent has not been accepted and is pending at the scrutiny stage. By way of applying the project proponent is taking dual stand by on one hand approaching the Hon'ble Punjab and Haryana High Court for getting exemption for obtaining EC for the project namely "Falcon View" and on the other hand applying the EC to the SEIAA. Thus, since the matter is sub judice, decision may be taken regarding acceptance of application of the project proponent and consideration by SEAC for grant of EC for the construction of residential project namely "Falcon View".

1.0 Deliberations during 198th meeting of SEAC held on 05.04.2021

The case was considered by SEAC in its 198th meeting held on 05.04.2021. SEAC observed that since the matter is sub-judice in the Punjab & Haryana High Court, no action is required to be taken in this regard at this stage.

After detailed deliberations, SEAC decided to recommend the SEIAA asunder:

*"The application of the Project Proponent for obtaining Environment Clearance for the project namely "Falcon View" located at **sector 66A, SAS Nagar (Punjab)** in the Super Mega Mixed Use Integrated Industrial Park at Sector 82, 83 & 66A, SAS Nagar Mohali submitted vide proposal no. SIA/PB/MIS/61019/2018 be returned to the Project Proponent as the matter is sub-judice."*

2.0 Deliberations during 180th meeting of SEIAA held on 26.04.2021.

The case was considered by SEIAA in its 180th meeting held on 26.04.2021 through Video Conference, which was attended by Sh. Hardeep Singh, Deputy Chief Engineer of JLPL and Dr. Sandeep Garg, M/s Eco Laboratories & Consultants Pvt. Ltd., Environmental Consultant on behalf of the promoter company.

SEIAA was apprised that the project proponent had earlier submitted offline application on 20.11.2013 for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for development of a residential project namely 'Falcon View' at Sector-66 A, Distt. Mohali, which was made available online bearing Proposal No. SIA/PB/NCP/10626/2013 on 10.03.2016.

The SEIAA in its 132nd meeting held on 10.05.2018 decided to accept the recommendations of SEAC and issue the specific ToRs as recommended by the SEAC. The pending application of 'Falcon View' for obtaining environmental clearance will be appraised and decided after the receipt of revised EIA report incorporating the compliance of aforesaid specific ToRs in accordance with the provisions of EIA notifications dated 14.03.2017 and amendment dated 08.03.2018 issued by the MoEF&CC, New Delhi. The project proponent has not submitted the revised EIA report based upon the specific report and proposal no. SIA/PB/NCP/10626/2013 is lying pending with JLPL.

SEIAA was further apprised that JLPL has taken two different stands in this matter. On the one hand they have instituted a CWP No 21351 of 2016 in the Hon'ble High Court, of Punjab and Haryana, Chandigarh, with a prayer that no separate Environmental Clearance is required for their Falcon View project as they had obtained the Environmental Clearance for their area development "Super Mega project" whereas, on the other hand, they have submitted a fresh application bearing proposal no. SIA/PB/MIS/61019/2018 for obtaining Environmental Clearance under the EIA Notification, 14.09.2006 for the Falcon View project.

To a query by SEIAA regarding two different applications bearing proposal no. SIA/PB/NCP/10626/2013 and proposal no. SIA/PB/MIS/61019/2018 submitted to SEIAA

by the Project Proponent, Environmental Consultant informed that both the applications are identical. SEIAA observed that project proponent is required to pursue his earlier application bearing proposal no. SIA/PB/NCP/10626/2013, which is pending with him for want of revised EIA report in accordance with the provisions of EIA Notifications dated 14.03.2017 and amendment dated 08.03.2018.

To another query by SEIAA as to whether the promoter company wanted to pursue their application with SEIAA for grant of Environmental Clearance for the project "Falcon View" by withdrawing the CWP 21351 of 2016 pending before the Hon'ble High Court or whether they wished to continue with the stand taken by them in the CWP 21351 of 2016, Project Proponent informed that Sh. Kulwant Singh, Managing Director of JLPL was presently out of the city and held up due to Covid-19. He requested for some time to obtain the decision of the Managing Director in this regard and requested that the case be deferred for the next meeting of SEIAA.

After detailed deliberations, SEIAA decided to accept the request of the project proponent and deferred the case till the next meeting. However, it was made clear to the project proponent that the next meeting of SEIAA should be attended by the Managing Director personally or by a senior officer from the company who was duly authorized to make / convey the decision of the Project Proponent regarding withdrawal of the High Court case as also address any further queries by SEIAA in this regard.

SEIAA further decided that the application bearing proposal no. SIA/PB/MIS/61019/2018 be returned to the project proponent since identical application bearing proposal no. SIA/PB/NCP/10626/2013 is pending with the project proponent on the PARIVESH portal.

In compliance with the aforesaid decision, the project proponent has been informed vide email dated 05.05.2021 as above and the case is placed before SEIAA for consideration.

3.0 Deliberations during 181st meeting of SEIAA held on 10.05.2021.

The case was considered by SEIAA in its 181st meeting held on 10.05.2021 through Video Conference, which was attended by Sh. Hardeep Singh, Deputy Chief Engineer of JLPL and Dr. Sandeep Garg, M/s Eco Laboratories & Consultants Pvt. Ltd., Environmental Consultant on behalf of the promoter company.

Environmental Consultant and Project Proponent informed that the promoter company now wishes to withdraw the CWP 21351 of 2016 instituted by them regarding their Project "Falcon View" which is pending before the Hon'ble High Court of Punjab and Haryana, Chandigarh. They further informed that Project Proponent now wants to

pursue their application for grant of Environmental Clearance for their said 'Falcon View' Project.

Further, to a query by SEIAA, project proponent informed that construction will be stopped at site and will be recommenced only after grant of Environmental Clearance from SEIAA. To another query by SEIAA, project proponent informed that they are willing to take additional remedial measures to compensate for the violation.

Keeping the aforesaid in view, SEIAA directed the project proponent to submit a notarized affidavit stating that the CWP No 21351 of 2016 filed before the Hon'ble High Court, will be withdrawn and that construction will be stopped at site till grant of Environmental Clearance from SEIAA. The affidavit should also state the additional remedial measures proposed to be undertaken by the Project Proponent to compensate for the violation so that the same may be considered / approved by SEAC / SEIAA.

After detailed deliberations, SEIAA decided to defer the case and ask the project proponent to submit the duly notarized affidavit as above along with the aforesaid commitments and information within 15 days so that further action in the matter can be taken.

In compliance with the aforesaid decision, JLPL submitted a letter no. 1707 dated 12.05.2021 (Annexure-9) wherein it has been mentioned that they are submitting an affidavit stating that no construction to be taken up at the project site till the grant of Environmental Clearance. Further, they are willing to continue their previous application bearing proposal no. SIA/PB/NCP/10626/2013 wherein revised EIA report has been submitted. Whereas, application bearing proposal no. SIA/PB/MIS/61019/2018 will be withdrawn from the Parivesh Portal.

As such, it has been requested kindly consider their application having proposal no. SIA/PB/NCP/10626/2013 for the grant of Environmental Clearance.

4.0 Deliberations during 182nd meeting of SEIAA held on 24.05.2021.

The case was considered by SEIAA in its 182nd meeting held on 24.05.2021 through Video Conference, which was attended by Sh. Hardeep Singh, Deputy Chief Engineer of JLPL and Dr. Sandeep Garg, M/s Eco Laboratories & Consultants Pvt. Ltd., Environmental Consultant on behalf of the promoter company.

SEIAA perused the affidavit of Sh. Hardeep Singh, Deputy Chief Engineer, submitted on behalf of JLPL vide letter no. 1707 dated 12.05.2021 wherein it was mentioned as under:

- (i) That no construction activity is being carried out within the site presently and same will not be restarted before getting Environmental Clearance.
- (ii) That they are withdrawing the court case pending before Hon'ble High Court i.e., CWP 21351 of 2016.

SEIAA took the letter no. 1707 dated 12.05.2021 and affidavit dated 11.05.2021 of Sh. Hardeep Singh, Deputy Chief Engineer on record.

SEIAA observed that though the affidavit has been submitted for withdrawing the application but no request has been made for withdrawal of case before the Hon'ble High Court, Chandigarh. To this, project proponent stated that JLPL will submit withdrawal request of CWP 21351 of 2016 online to the Hon'ble High Court, Chandigarh, and the receipt of the same will be submitted to SEAC.

After detailed deliberations, SEIAA decided to remand the application bearing proposal no. SIA/PB/NCP/10626/2013 to SEAC for appraisal and for sending its detailed recommendations to SEIAA after obtaining the receipt of withdrawal of CWP 21351 of 2016 from the Hon'ble High Court of Punjab and Haryana, Chandigarh.

5.0 Deliberations during 202nd meeting of SEAC held on 21.06.2021.

The meeting was attended by the following:

1. Sh. Hardeep Singh, Deputy Chief Engineer of JLPL.
2. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.

SEAC was apprised that the Project Proponent vide letter no. 2457 dated 18.06.2021 has submitted the receipt of withdrawal of CWP 21351 of 2016 from the Hon'ble High Court of Punjab and Haryana, Chandigarh. SEAC perused the said receipt and found appropriate.

After detailed deliberations, SEAC decided to accept the online application submitted by the project proponent after scrutinizing the documents and the case will be placed in the meeting, accordingly.

6.0 Deliberations during 204th meeting of SEAC held on 20.07.2021.

SEAC observed that MoEF vide OM dated 07.07.2021 has laid down the Standard Operating Procedure (SoP) for dealing with the violation cases. The said case was perused as per the provisions OM dated 07.07.21. After detailed deliberations, SEAC decided to recommend the case to SEIAA with following actions:

1. The project proponent has not submitted the compliance of directions issued by SEIAA vide letter no. 3425 dated 27.09.16 u/s 5 of the Environment (Protection)

Act, 1986 to the Project Proponent for immediately stopping the construction activities and further stop creating the third-party interests. The SEIAA may consider issuing further direction to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC.

2. The project proponent may be requested to submit year wise details of the percentage of construction completed viz-a-viz occupancy of the project. Further, the project proponent may also submit details of the total project cost incurred up to the date of filing of application along with EIA/EMP report and the total turnover during the period of violation to decide upon the penalty for violation as per the provisions of OM dated 07.07.21.
3. Punjab Pollution Control Board may again be requested to intimate the status of prosecution launched against the Project Proponent u/s 15, read with section 19 of the Environmental (Protection) Act, 1986, as requested vide letter no. 862 dated 22.08.2019. Further, PPCB may be requested to work-out the amount payable by the Project Proponent for damaging the environment based on Polluters Pay Principle.
4. As per OM dated 29.08.2017, the baseline data should not be older than 3 years at the time of submission of the proposal for grant of Environment Clearance. As per the EIA report submitted by the project proponent used the baseline monitoring data of Quark City, without getting the approval from SEAC, which is more than 3 years old. Thus, the Project Proponent may be asked to carryout fresh baseline monitoring of the project site as per the protocol.

7.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021, which was attended by the following through Video Conference:

- (i) Sh. Hardeep Singh, Deputy Chief Engineer, JLPL.
- (ii) Dr. Sandeep Garg, EIA Coordinator and Ms. Priyanka Madan from M/s Eco Laboratories & Consultants Pvt. Ltd.

Environmental Consultant of the promoter company informed that SEAC has considered their case as per the OM dated 07.07.2021 of the MOEF&CC whereas Madurai Bench of Madras High Court vide its order of 15.07.2021 has ordered an interim stay on the operation of OM dated 07.07.2021. A copy of the directions of the Madurai Bench of the Hon'ble High Court of Madras vide which the operation of MOEF&CC guidelines dated 07.07.221 has been stayed were taken on record.

Environmental Consultant further requested that they had applied for EC in this case on 20.11.2013 and specific ToRs were issued to the Project on 10.05.2018. Furthermore,

they had withdrawn CWP No 21351 of 2016 instituted by them in the Hon'ble High Court of Punjab and Haryana. Therefore, their case is covered under and is required to be dealt with as per the Notifications issued by the MoEF dated 14.03.2017 as amended on 08.03.2018 and further clarifications made vide OM's dated 16.03.2018 and 09.09.2019.

SEIAA perused the history and records of the case and observed the brief summary of this case which has been pending since almost 8 years as under:

- i) M/s JLPL (Project Proponent) applied offline for EC for their Falcon View Project on 20.11.2013. However, they commenced large scale construction activities without obtaining prior EC in violation of the EIA Notification and other directions under the Act. M/s JLPL also applied for grant of EC for their "Super Mega Mixed Use Integrated Industrial Park at Sector 66-A, 82 and 83 SAS Nagar Mohali" on 17.10.2013. After the EC for this area development Project was granted by SEIAA on 16.12.2015, M/s JLPL submitted request on 12.03.2016 for withdrawal of their application dated 20.11.2013 for grant of EC for the Falcon View Project by taking the plea that separate EC for Falcon View Project was not necessary as it was a part of the Area Development Project for which EC had already been granted.
- ii) When this plea was not accepted by SEIAA / SEAC and their request dated 12.03.2016 for withdrawal of their EC application dated 20.11.2013 was rejected, M/s JLPL instituted CWP No 21351 of 2016 in the Hon'ble High Court of Punjab and Haryana praying that a separate EC was not required for this Project because it was part of the "Super Mega Mixed Use Integrated Industrial Park at Sector 82, 83 and 66A, SAS Nagar Mohali" for which the EC was granted vide no. 8257 dated 16.12.2015.
- iii) SEIAA / SEAC contested the plaint of M/s JLPL and held that a separate EC was required for the Falcon View Project. PPCB was also requested by SEIAA to initiate appropriate action in respect of the violations made by the Project Proponent by commencing construction without obtaining prior EC.
- iv) Prosecution was launched by the PPCB against the persons responsible for the violations but the matter remained pending (sub-judice) with no progress in grant of EC till 2018 when during course of hearing in the case, counsel for SEIAA committed in the Hon'ble High Court that on receipt of application from Union of India, the same shall be decided within next 04 weeks. Thereupon SEAC in its 164th meeting held on 10.04.2018 inter alia recommended issuing special terms of reference (TORs) to the Falcon View Project under the "Window" category of violation cases.

- v) SEIAA in its 132nd meeting held on 10.05.2018 accepted the recommendations of SEAC and issued specific terms of reference to the Project proponent in this case on the basis of MOEF&CC Office Memorandum dated 14.03.2017 along with subsequent amendments / clarifications. While accepting the recommendations of SEAC, SEIAA recorded as under:

"The SEIAA after having detailed deliberations upon the matter decided to accept the recommendations of SEAC and to issue the above-mentioned specific ToRs as recommended by the SEAC. The pending application of 'Falcon View' for obtaining environmental clearance will be appraised and decided after the receipt of revised EIA report incorporating the compliance of aforesaid specific ToRs in accordance with the provisions of EIA notifications dated 14.03.2017 and amendment dated 08.03.2018 issued by the MoEF&CC, New Delhi".

- vi) SEIAA also observed that though the instant proposal for grant of EC was submitted offline on 20.11.2013 (well before the "violations window" of 2017-2018), MOEF&CC has clarified vide its OM dated 09.09.2019 that proposals received prior to the violations window can be taken up for consideration under the violation guidelines of 14.03.2017 and subsequent clarifications.
- vii) No further progress was made in this case after issue of specific ToRs in 2018 since M/s JLPL did not submit the requisite EIA report addressing the specific TORs under the pretext of pendency of CWP No 21351 of 2016 in the Hon'ble High Court.
- viii) SEAC in its 198th meeting held on 05.04.2021 recommended to SEIAA that the matter being sub-judice, the fresh application for grant of EC submitted by M/s JLPL in 2018 may be returned to the Project Proponent.
- ix) SEIAA in its 180th meeting held on 26.04.2021 decided that since the applications for grant of EC of 2013 and 2018 were identical, the earlier application of 2013 was required to be processed as specific TORs had already been issued for the same and the matter was pending due to non-submission of revised EIA report. As the Project Proponent had not submitted the requisite amended EIA report despite long period of 3 years having lapsed since the specific TORs were issued on 10.05.2018, SEIAA enquired from the Project Proponent whether they wished to submit the pending EIA report and pursue the case for grant of EC or they wanted to continue with the stand taken in the Hon'ble High Court that separate EC for Falcon View Project was not required. Project Proponent submitted that a decision in this regard would be taken shortly by their top management. Subsequently, M/s JLPL has withdrawn their pending CWP No 21351 of 2016 and have expressed willingness to pursue their application for grant of EC for their Falcon View Project.

SEIAA was of view that since the EC application of the Project Proponent of 20.11.2013 was not permitted to be withdrawn by SEIAA / SEAC and as specific TOR's have already been issued in this case by SEIAA as per recommendations of SEAC (on basis of an commitment given in the Hon'ble High Court by then standing counsel that a decision in the matter would be taken within 4 weeks) and interim stay on the operation of OM dated 07.07.2021 by Madurai Bench of Madras High Court, this case should continue to be dealt with in accordance with the directions of the MoEF&CC dated 14.03.2017 (and subsequent amendments / clarifications on the subject).

Keeping the foregoing position and the recommendations of SEAC in view, after detailed deliberations, it was decided as under:

1. Punjab Pollution Control Board be requested to intimate the status of prosecutions launched against the Project Proponent and other responsible persons u/s 15 read with section 19 of the Environmental (Protection) Act, 1986, as requested vide letter no. 862 dated 22.08.2019 and other communications on the subject.
2. The project proponent shall submit report in respect of the compliance of directions issued by SEIAA vide letter no. 3425 dated 27.09.16 u/s 5 of the Environment (Protection) Act, 1986 for stopping the construction activities and not creating the third-party interests in the Project directly to SEAC so that appraisal of their project can be carried out as per the procedure defined in Notification dated 14.03.2017 as amended on 08.03.2018.
3. The Project Proponent shall submit baseline monitoring data of the project site not older than 3 years as per the OM dated 29.08.2017 directly to SEAC so that application of the EC can be considered.
4. Case be remand to SEAC with a request to conduct its appraisal as per the MoEF &CC Notification dated 14.03.2017 as amended on 08.03.2018 after getting status of prosecution from PPCB and compliance of decision no's 2 & 3 mentioned above from project proponent.

8.0 Deliberations during 205th meeting of SEIAA held on 21.08.2021.

The case was attended by the following:

- (i) Sh. Hardeep Singh, Deputy Chief Engineer, JLPL.
- (ii) Dr. Sandeep Garg, EIA Coordinator and Ms. Priyanka Madan from M/s Eco Laboratories & Consultants Pvt. Ltd.

SEAC observed that the action in the matter could be taken only after receipt of report from Punjab Pollution Control Board & submission of reply by the Project Proponent.

Proceeding 205th meeting of SEAC
held on 21.08.2021

After deliberations, SEAC decided to defer the matter till the receipt of report from Punjab Pollution Control Board & reply by the Project Proponent.

Item no. 205.12: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of residential project namely "Gulnaar Meadows" of M/s SAV Infosystems LLP located at Village Baltana, Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Punjab (Proposal No. SIA/PB/MIS/211039/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a Residential project "Gulnaar Meadows" at Village Baltana, Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Punjab by with proposed built-up area as 32,603.9 sq. m in total land area of 15,761 Sqm. The Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. PPCB was requested to send the latest construction status report of the project through e-mail on 27.05.2021.

1.0 Deliberations during 202nd meeting of SEAC held on 21.06.2021.

The meeting was attended by the following:

1. Sh. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
2. Sh. Karandeep Singh, on behalf of Project Proponent.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board was not received.

After deliberations, SEAC decided to defer the case and will be placed in the next meeting after receipt of latest construction status report from Punjab Pollution Control Board.

2.0 Deliberations during 204th meeting of SEAC held on 20.07.2021.

The meeting was attended by the following:

1. Sh. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
2. Sh. Karandeep Singh, on behalf of Project Proponent.

SEAC observed that the Punjab Pollution Control Board vide letter no. 3623 dated 05.07.2021 has sent the latest construction status report of the Project and the contents of the same are given as under:

"It is intimated that the subject cited project proponent has applied for obtaining Environmental Clearance for establishment of group housing / residential project

namely "Gulnaar Meadows" in an area measuring 15,761 sqm. / 3.8947 acres (as per brief summary of project) at Village Baltana, Distt. SAS Nagar. The total proposed built-up area of the project is 32603.9 sqm and the proposed built-up area of the project is 32603.9 sqm and the proposed cost of the project is 58.40 crores.

Accordingly, the proposed site was visited by the officer of the Board on 8/6/2021. The proposed site of the project as shown by representative of the project proponent. As per site shown by the project proponent, the point-wise status report is as under:

- 1. The proposed site of the project is located in Village Baltana, Distt. SAS Nagar. The proposed site is located on L.H.F Chandigarh-Ambala National Highway The project proponent has partially demarcated the boundaries of the project. No construction activity pertaining to the project has been started at the site.*
- 2. As per the boundary limits shown by the representative, it was observed that there is no operation approved/consented industry such as rice shellar/ saila plant/ brick kiln/ stone crushing / screening cum washing unit/ hot mix plant / cement unit within a radius of 500 mt. There is no air polluting industry within a radius of 100 mt. from the boundary of the proposed site.*
- 3. The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science technology and Environment vide order dated 20/07/2008 as amended on 30/10/2009."*

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project which he presented as under:

Sr.no.	Description	Details
1.	Name & Location of the project	Residential colony namely "Gulnaar Meadows" at Hadbast No. 47, Village Baltana, Tehsil Derabassi, District SAS Nagar, Punjab by M/s SAV Infosystems LLP.
2.	Project/activity	The project falls under Schedule 8(a) - 'Building & Construction Project' Category B as the built-up area of project is 32,603.9 sq. m.
3.	Copy of the Master plan duly marked with the project site	The project falls in Residential zone as per Master Plan of Zirakpur.
4.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	Obtained vide letter no. 22636 dated 02.09.2019.
5.	Copy of Memorandum of Article & Association/ partnership deed/ undertaking of sole proprietorship/ list of Directors	Partnership Deed of M/s SAV Infosystems LLP has been submitted.

	and names of other persons responsible for managing the day-to-day affairs of the project.																	
6.	Does it attract the general condition? If yes, please specify	No																
7.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No.																
8.	Does the project cover under PLPA, 1900	No																
9.	If the project falls within 10 km of eco-sensitive area/ National park/ Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/ Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL).	Yes a. Khol-Hi Rattan Wildlife Sanctuary: Approx. 6.8 km & City Bird Sanctuary: Approx. 8.1 km b. NBWL clearance is not required as project lies outside the eco-sensitive zone of the Khol-Hi Rattan Wildlife Sanctuary and City Bird Sanctuary.																
10.	Classification/Land use pattern as per Master Plan	The project falls in Residential zone as per Master Plan of Zirakpur.																
11.	Cost of the project	The total estimated cost of the project including land & construction work is 58.40 Crores.																
12.	Processing Fee details (Amount/NEFT no./dated)	Processing fees for Environmental Clearance application has been calculated @ Rs. 2 / sq. m. of Total built up area. Thus, Rs. 65,300.00 has been paid vide DD No: 881068 dated 15.04.2021.																
13.	Detail of various components																	
	<table border="1"> <thead> <tr> <th>S.no</th> <th>Description</th> <th>Particulars</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plot Area (3.89 acres)</td> <td>15,761</td> <td>sqm</td> </tr> <tr> <td>2.</td> <td>Built-up Area</td> <td>32,603.9</td> <td>sqm</td> </tr> <tr> <td>3.</td> <td>Green Area</td> <td>1,699.9</td> <td>sqm</td> </tr> </tbody> </table>		S.no	Description	Particulars	Unit	1.	Plot Area (3.89 acres)	15,761	sqm	2.	Built-up Area	32,603.9	sqm	3.	Green Area	1,699.9	sqm
S.no	Description	Particulars	Unit															
1.	Plot Area (3.89 acres)	15,761	sqm															
2.	Built-up Area	32,603.9	sqm															
3.	Green Area	1,699.9	sqm															
14.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):																	

Sr. no.	Season	Domestic (KLD)	Flushing (KLD)	Total (KLD)
1.	Summer	86	45	131
2.	Winter	86	45	131
3.	Rainy	86	45	131

S.N o.	Description	Source of water
1.	Domestic	Ground water
2.	Flushing purposes	Treated water from STP
3.	Green area	Treated water from STP

15.	Details of acknowledgement of application filed to CGWA/ PWRDA for obtaining permission for abstraction of ground water.	Submitted with PWRDA.																				
16.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	During Construction Phase, wastewater generation will be treated in septic tank.																				
17.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, the wastewater generation will be 104 KLD which will be treated in proposed STP of 150 KLD capacity based on MBBR technology followed by UF treatment.</p> <p>The details of the breakup of the utilization of treated wastewater are as under: -</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>HVAC (KLD)</th> <th>GMADA Sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>45</td> <td>9</td> <td>-</td> <td>48</td> </tr> <tr> <td>Winter</td> <td>45</td> <td>3</td> <td>-</td> <td>54</td> </tr> <tr> <td>Monsoon</td> <td>45</td> <td>1</td> <td>-</td> <td>56</td> </tr> </tbody> </table>	Season	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	GMADA Sewer (KLD)	Summer	45	9	-	48	Winter	45	3	-	54	Monsoon	45	1	-	56
Season	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	GMADA Sewer (KLD)																		
Summer	45	9	-	48																		
Winter	45	3	-	54																		
Monsoon	45	1	-	56																		
18.	Details of Rainwater recharging/ Harvesting	Total 3 nos. of Rain water recharging pits with dual bore are being proposed for rain water recharging																				

	(m ³ /hr) proposal & technology proposed to be adopted	within the project premises.												
19.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	a) 400 kg/day b) The solid waste shall be duly segregated into biodegradable, non-biodegradable and non-hazardous waste components as per SWM Rules, 2016.												
20.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.												
21.	Detail of DG sets	Total 2 nos. of DG set of capacity 380 KVA have been proposed for power back up.												
22.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.												
23.	Energy Requirements & Saving	1,194 KVA from Punjab State Power Corporation Limited (PSPCL). LED lights & solar street lights have been proposed in the project.												
24.	Details of Environmental Management Plan	<table border="1"> <thead> <tr> <th>S. No</th> <th>Environmenta l Protection Measures</th> <th>Capital Cost (Rs. Lakhs)</th> <th>Recurrin g Cost (Rs. Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Construction</td> <td>86</td> <td>12</td> </tr> <tr> <td>2.</td> <td>Operation</td> <td>-</td> <td>17</td> </tr> </tbody> </table>	S. No	Environmenta l Protection Measures	Capital Cost (Rs. Lakhs)	Recurrin g Cost (Rs. Lakhs)	1.	Construction	86	12	2.	Operation	-	17
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1.	Construction	86	12											
2.	Operation	-	17											
25.	Details of green belt development shall include following: a) No. of tree to be planted against the requisite norms. b) Percentage of the area to be developed.	a. No. of trees required = 1 Tree per 80 sq.m. of plot area =15,761 /80 = 197 trees No. of trees proposed = 212 trees b) Green Area proposed = 1,699.9 sq.m. (@ 27.6%)												
26.	Other important facts (Applicable to EC projects only)	a)As per the letter issued by the MC Zirakpur 774 dated 25.03.2021 the sewer is not available in the nearby area. However, after paining adequate												

		<p>charges the Project Proponent can connect the sewer with the main sewer of the area to discharge 100 KLD of the treated wastewater as per the available capacity of the main sewer.</p> <p>b) MC Zirakpur has given permission for disposal of solid waste vide letter no. 773 dated 25.03.2021.</p>
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SEAC raised following observations to the Project Proponent:

Sr. no.	Observation	Reply
1.	The Project Proponent has to mark the boundary of Sukhna Wild Life Sanctuary and the distance of the project site from the boundary of Sukhna Wild Life Sanctuary, as per the coordinates on the topo sheet to indicate that the project site falls beyond 10KM from the Sukhna Wild Life Sanctuary. In case the site falls within 10Km of Sukhna Wild Life Sanctuary, then the Project Proponent has to apply to the NBWL for obtaining NOC.	The Project Proponent agreed to the same.
2.	Whether the Project Proponent has applied to the Forest Deptt. for obtaining access of the approach road. If not, the Project Proponent shall apply for the same.	The Project Proponent agreed to the same.
3.	The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.	The Project Proponent agreed to the same.
4.	As per the letter issued by MC Zirakpur vide no. 774 dated 25.03.2021, the sewer connection can be given depending upon the available capacity of the sewer at that time. The Project Proponent shall submit	The Project Proponent agreed to the same.

	fresh certificate from the MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent. In case of proposed sewer, the MC may indicate the timeline for laying the sewer and providing the connection to the project proponent.	
5.	The Green area as proposed by the Project Proponent is 10.78%. The Project Proponent shall maintain the green area as per the bye laws of the area and shall submit documentary proof regarding the same.	The Project Proponent agreed to the same.

SEAC further observed that the Local Govt. does not give clear cut recommendation regarding allowing the sewer connection to the Project Proponent in the certificates issued by them. In such cases, it becomes quite difficult for the Committee to decide the case. SEAC feels that the matter needs to be taken with the Secretary, Deptt. of Local Govt. Punjab to address this issue. After detailed deliberations, SEAC decided as under:

1. Defer the case till the next meeting subject to submission of reply by the Project Proponent.
2. SEIAA be requested separately to take up the matter with Secretary, Deptt. of Local Govt. Punjab to direct the MCs for providing clear-cut recommendations for allowing sewer connection to the Project Proponents depending upon their adequacy.

Accordingly the ADS were raised to the Project Proponent through Parivesh Portal on 27.07.2021.

3.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021, which was attended by the following:

- (i) Sh. Deepak Gupta, Environmental Advisor.
- (ii) Sh. Sital Singh, EIA Coordinator, M/s CPTL, on behalf of Project Proponent.

SEIAA was apprised that SEAC vide letter no. 4593 dated 27.07.2021 has informed that Municipal Councils do not give a clear NOC for permitting sewer connections to the MC sewers while issuing certificates to project proponents. A copy of one such certificate

issued vide letter no. 25.03.2021 to M/SAV Infosystem LLP for the connection of project sewer with the MC sewer was also attached with the said letter.

SEIAA perused the said certificate and observed that Executive Office, Municipal Council, Zirakpur had issued a certificate vide letter no. vide letter dated 04.05.2021 to the effect that facility of Municipal Sewer, Zirakpur is not available adjoining the area of the residential project namely "Gulnaar Meadows" developed by M/SAV Infosystem LLP. The promoter company may connect its project sewer with the main sewer of Municipal Council to discharge 100 KLD treated sewage water (as per the standard prescribed by the PPCB) subject to capacity being available at that time after depositing all requisite charges prescribed by the Govt. to Municipal Council and getting layout plan approved after completion of project under prescribed rules.

SEIAA observed that the certificate issued by the Executive Officer of Municipal Council, Zirakpur for providing the sewer connection to the project "Gulnaar Meadows" developed by M/SAV Infosystem LLP. for discharge of 100 KLD treated waste water into MC sewer was ambiguous and conditional to capacity being available in the MC Sewer at a future point of time. Hence, there was no guarantee that the Project would be able to discharge its treated waste water into the MC Sewer when the Project became operational some years from the present date. SEIAA further observed that ensuring safe and assured discharge of waste water from Projects was a vitally important and sensitive condition in the absence of which it would be difficult to grant EC's to such Projects. It was, therefore, decided that a template may be prepared and prescribed for issuing the certificate by Local Government authorities for permitting projects to connect their treated waste water with the MC Sewers so that Environmental Clearances to such Projects were not held up on this account.

It was also brought to the notice of SEIAA that Govt. of Punjab has created posts of Additional Development Commissioner (ADC) Urban in all Districts. SEIAA was of the view that since sewer connections (or other suitable arrangements for safe disposal of waste water) for upcoming Projects was an important matter, it would be desirable if decision regarding its availability or otherwise was taken and conveyed at the level of ADC (Urban).

After deliberations, SEIAA decided to accept the recommendation of SEAC and request Secretary, Local Government, Punjab, to issue suitable directions for issuance of clear and unambiguous certificates for providing sewer connection facility (or otherwise utilising the treated waste water of Projects in Municipal Green belts etc) to Building Construction Projects/Area Development & Township Projects preferably by the higher

authorities of Local Govt. Department such as ADC, Urban instead of EO of Municipal Council.

Now, the Project Proponent has submitted the reply of the ADS through online system on 19.08.2021.

4.0 Deliberations during 205th meeting of SEAC held on 21.08.2021.

The meeting was attended by the following:

1. Sh. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
2. Sh. Karandeep Singh, on behalf of Project Proponent.

The Project Proponent vide letter dated 21.08.2021 submitted as under:

- (i) That the Eco-sensitive zone of Sukhna Wildlife Sanctuary has been notified by MoEF&CC vide S.O.185(E) dated 18.01.2017.
- (ii) That the proposal for Sukhna Wildlife Sanctuary, Punjab was submitted to MoEF&CC in January 2020 for 100-meter Eco Sensitive Zone (ESZ) extent around the protected area. Further, the State Government informed that they want to retain the same extent, therefore, the State Government intend to file an appeal in Hon'ble Supreme Court against the order passed by Hon'ble High Court of Punjab & Haryana in CWP No. 18253 of 2009 and other connected petitions given vide order dated 02.03.2020.
- (iii) That the project of, "Gulnaar Meadows" located at a distance (crow-fly distance) of 9 km from the boundary of Sukhna Wildlife Sanctuary and also in the residential zone as per master plan of Zirakpur. As such the proposal under consideration is covered under Office Memorandum of MoEF&CC vide F. No. 22-43/2018-IA.III dated 08.08.2019 para 4 (ii) according to which prior permission of Standing Committee is not applicable. The content of para 4(ii) says that:

"Proposals involving development activity/ project located outside the stipulated boundary limit of notified ESZ and located within 10 km of National Park/ Wildlife Sanctuary, prior clearance from Standing Committee of the National Board for Wildlife (SCNBWL) may not be applicable. However, such proposals from environmental angle including impact of development activity / project on the wildlife habitat, if any, would be examined by the sector specific Expert Appraisal Committee and appropriate conservation measures in the form of recommendations shall be made. These recommendations shall be explicitly mentioned in the environmental clearance letter and shall be ensured by the Member Secretary concerned."

- (iv) That as per MoEF&CC guidelines vide F.No. 6-60/2020WL Part(1) dated 16.07.2020, the content of para 4(ii) has not been altered.
- (v) Keeping in view of para 4(ii) of the above guidelines, prior clearance from Standing Committee of the National Board for Wildlife (SCNBWL) is not required. Further, the project proponent has also filed an application for NBWL clearance vide Proposal No. FP/PB/Others/5987/2021 dated 31.07.2021. A copy of the application has also been provided.

SEAC observed as under:

- (i) That the project is located in Punjab within 10 km from the boundary of Sukhna Wildlife Sanctuary. Further, the Sukhna Wildlife Sanctuary in the Union Territory of Chandigarh shares the boundary with Punjab & Haryana and Sukhna Wildlife Sanctuary falls in the Shivalik Hills which are ecologically sensitive and geologically unstable and thus are highly prone to soil erosion.
- (ii) The MoEF&CC, GoI vide Notification No. S.O.185(E) dated 18.01.2021 notified an area of 1050 hectares, to an extent varying from 2 kms to 2.75 kms from the boundary of the Sukhna Wildlife Sanctuary in the Union Territory of Chandigarh on the side of Chandigarh as the Sukhna Wildlife Sanctuary Eco Sensitive Zone.
- (iii) That as submitted by the Project Proponent, the State of Punjab has submitted a proposal to MoEF&CC in January 2020 for notifying the Eco Sensitive Zone (ESZ) around Sukhna Wildlife Sanctuary to an extent of 100-meter around the protected area. **But it has not been notified so far.**
- (iv) That the para 4(ii) of OM dated 08.08.2019 issued by MoEF&CC is applicable for the projects located outside the stipulated boundary limit of **notified ESZ** and located within 10 km of National Park/ Wildlife Sanctuary. **However, the ESZ for Sukhna Wildlife Sanctuary has not been notified by MoEF&CC for the State of Punjab.**
- (v) That the para 3(ii) of procedure laid down by MoEF&CC, GoI vide no. F-60/2020WL(Part-I) dated 16.07.2020 is applicable in this case which is reproduced as under:

"Proposals involving activity /project located within 10 km of National Park/ Wildlife Sanctuary wherein Eco Sensitive Zone has not been finally notified and listed in the Schedule of the EIA Notification, 2006 and requiring Environment Clearance, prior

clearance from Standing Committee of the National Board for Wildlife (SCNBWL) will be required.”

In view of the above observations, SEAC decided to recommend the case to SEIAA that the project proponent is required to obtain prior clearance from the Standing Committee of the National Board for Wildlife (SCNBWL) as per the procedure issued by MoEF&CC, GoI vide letter dated 16.07.2020 for consideration of development projects located within 10 km of National Park / Wildlife Sanctuary.