Proceedings of 274th meeting of State Expert Appraisal Committee (SEAC) held on 29.01.2024 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 272nd & 273rd meetings of State Level Expert Appraisal Committee (SEAC) held on 08.01.2024 and 12.01.2024 respectively.

The proceedings of 272nd & 273rd meetings of SEAC held on 08.01.2024 & 12.01.2024 were prepared and uploaded on the Parivesh Portal with the approval of all the Members & the Competent Authority. SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of 272nd & 273rd meetings of State Level Expert Appraisal Committee (SEAC) held on 08.01.2024 and 12.01.2024 respectively.

The action taken on the decisions of 272nd & 273rd meetings of SEAC held on 08.01.2024 & 12.01.2024 have been completed. SEAC noted the same.

Table Item No.:01: Review and Streamlining of the workflow of SEIAA and SEAC

The Member Secretary, SEAC in the 273rd meeting of SEAC held on 12.01.2024 apprised the SEAC regarding the proceedings of the meeting held under the chairmanship of Secretary, Science Technology & Environment, Govt. of Punjab on 14.12.2023 at 12:45 PM to review and streamline the functioning of SEIAA and SEAC. Further, it was mentioned in the proceedings that although MoEF&CC, GoI has specified the overall timeline of 105 days for dealing cases regarding grant of Environmental Clearance (EC), but due to lack of specified timelines for dealing the case at each level and prescribed Standard Operation Procedure (SOP) for examining the case at each level, the review at State Government level to assess overall efficiency of process of grant of prior EC has become difficult. Thus, a need has been felt that to ensure effective and efficient dealing of such cases, an Standard Operation Procedure (SOP) may be developed which would also take care of undue burdening of said authority arising due to incomplete / non-serious cases. Hence, based on the discussion held regarding the said subject, a Standard Operating Procedure (SOP) has been finalized which would be adhered at Government Level to review the overall process of grant of EC. Further, the SEIAA / SEAC would be asked to adhere to the specified timelines as mentioned in the said SOP and State Government would periodically review the efficiency of process of grant of EC by these authorities through the monitoring mechanism / procedures as mentioned in the said SOP.

The proceedings of the above said meeting have been circulated by MS, SEAC to the Chairman and Members of the SEAC vide email 11.01.2024. In the SOP, timelines have been defined at various levels to appraise the project proposals. Further, the scrutiny of the proposals by supporting staff of SEAC for completeness of proposal to be assisted by some SEAC Member (on rotation basis).

Deliberations during 274th meeting of SEAC held on 29.01.2024

After detailed deliberations, the Committee decided that the proceedings of the meeting held under the chairmanship of Secretary, Science Technology & Environment, Govt. of Punjab on 14.12.2023 to review and streamline the functioning of SEIAA & SEAC, Punjab, needs to be discussed in the coming joint meeting of SEIAA & SEAC, Punjab.

Item No. 274.01: **Application for Environmental Clearance for carrying out mining of minor minerals sand at Village Dhananshu-1, Tehsil- Ludhiana East, District- Ludhiana, Punjab by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Ludhiana. (Proposal No. SIA/PB/MIN/441736/2023)**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Ludhiana Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA Notification dated 14.09.2006 for carrying out mining of minor minerals at the mining site of Village Dhananshu-1, Tehsil- Ludhiana East, District- Ludhiana, Punjab.

The Department has deposited requisite fee of Rs. 4040/- dated 28.08.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & depositing of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide letter No. Glg/PB/M.P./Dhananshu-1/2139 dated 17.08.2023

Deliberations during 261st meeting of SEAC held on 26.09.2023.

The meeting was attended by the following:

(i) Sh. Harinder Singh, MO, Ludhiana Department of Mines & Geology.
(ii) Ms. Harmanpreet Kaur, EC-Coordinator M/s Eco Paryavaran Labs & 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:

S.No.	Item	Details
1.	Online Proposal No. and date of submission	SIA/PB/MIN/441736/2023
2.	Project Name & Location	RBM Sand Mining Project Village: Djananshu-1 Tehsil- Ludhiana East District- Ludhiana, State Punjab
3	Name of the Applicant, Designation Mobile no. & Email Id	XEN/DMO, Near Durga Mata Mandir, Urban Estate, Phase-1, Dugri, Ludhiana 7047900005 ee.drg.ldh@punjab.gov.in

<table>
<tr><td>4</td><td>Name of Environmental Consultant ,
Mobile no. & Email Id</td><td>Eco Paryavaran Laboratories & Consultants Pvt. Ltd.9814003103, 0172461622,
md@ecoparyavaran.org</td></tr>
<tr><td>5</td><td>Project/activity covered under item of scheduled to the EIA Notification,14.09.2006</td><td>1(a) Mining of Minor Minerals</td></tr>
<tr><td>6</td><td>Details of Mining Lease</td><td>Public Mining site</td></tr>
<tr><td>i)</td><td>Mineral (s) to be mined</td><td>Sand</td></tr>
<tr><td>ii)</td><td>Method of mining</td><td>Manual</td></tr>
<tr><td>iii)</td><td>Agriculture land or River/choe mining. In case of River/Choe mining, name of the River/ Choe to be specified.</td><td>Agricultural land</td></tr>
<tr><td>iv)</td><td>a. Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA
b. Area of the Mine as per EC application/DSR/Mining plan
c. Depth of mining as per EC application/DSR/Mining plan</td><td>
<table>
<tr><td>Description</td><td>As per the EC application</td><td>As per the approved DSR</td><td>As per the Mining Plan</td></tr>
<tr><td>Mine Capacity in MT</td><td>33282</td><td>55267.2</td><td>33282</td></tr>
<tr><td>Mine Capacity in TPA</td><td>11904</td><td>-</td><td>11904</td></tr>
<tr><td>Mining Area on mining in HA</td><td>2.02 Ha</td><td>2.02 Ha</td><td>2.02 Ha</td></tr>
<tr><td>Depth of Mining in m</td><td>2.80 m</td><td>-</td><td>2.80 m</td></tr>
</table>
Note: EC cannot be appraised more than quantity and area mentioned in the approved DSR</td></tr>
<tr><td>v)</td><td>Details Letter of Intent (LOI)/E-Auction issued by the State Govt., where applicable</td><td>Reference No: Memo No. 5598-5602 dated: 05/09/2022
Date of Issue:24.07.2023
Validity of LOI: 3 years
Mining Lease Area: 2.02 Ha
Mining Quantity: 33282 Tons sand in three years.</td></tr>
<tr><td>7</td><td>Details of Final District Survey Report</td><td>Approved by: - SEIAA
Reference No.: SEIAA/MS/2023/87
Date of Issue: - 19/01/2023
Mining Lease Area: 2.02 Ha.</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Mining Quantity: 33282 of sand Mining Depth: 2.80 m
Annual rate of replenishment
as per the study conducted: 11904 TPA of sand</td></tr>
<tr><td>8</td><td>HadBast No.</td><td>186</td></tr>
<tr><td>9</td><td colspan="2">Land Khasra No. & their consent details</td></tr>
<tr><td></td><td colspan="2">
<table>
<tr><th>Sr No</th><th>Type</th><th>Khasra No</th><th>Consent details provided (Yes/No)</th><th>Name of the owner as per DSR</th></tr>
<tr><td>1</td><td>Govt Land</td><td></td><td></td><td></td></tr>
<tr><td>2</td><td>Private Land</td><td>26//16, 17, 18, 19, 20</td><td>Yes</td><td>Rashpal Singh</td></tr>
</table>
</td></tr>
<tr><td>10</td><td>Latitude & Longitude</td><td></td></tr>
<tr><td></td><td colspan="2">
<table>
<tr><th colspan="3">PIT-I</th></tr>
<tr><th>Pillar No.</th><th>Latitude</th><th>Longitude</th></tr>
<tr><td>1</td><td>30°56'16.54"N</td><td>75°59'21.53"E</td></tr>
<tr><td>2</td><td>30°56'16.47"N</td><td>75°59'34.20"E</td></tr>
<tr><td>3</td><td>30°56'14.50"N</td><td>75°59'34.21"E</td></tr>
<tr><td>4</td><td>30°56'14.56"N</td><td>75°59'21.58"E</td></tr>
</table>
</td></tr>
<tr><td>11</td><td>Whether the project attracts the General Condition. (Yes/No). In case of Yes, Please specified the reason.</td><td>No</td></tr>
<tr><td>12</td><td>Does the project involves diversion of forest land. If yes,
a. Extent of the forest land.
b. Status of the forest clearance.
If No, submit documentary proof</td><td>No</td></tr>
<tr><td>13</td><td>Does the project fall of eco-sensitive area/ National park/Wild Life Sanctuary? If yes, application submitted to NBWL.</td><td>No</td></tr>
<tr><td>14</td><td>Cost of the project</td><td>Rs. 46,59,480/-</td></tr>
<tr><td>15</td><td>Environmental Clearance.
Fee details</td><td>Rs 4040/- Vide NEFT No CMS/001266951826/SEIAAPUNJAB2808
Dated: 28.08.2023</td></tr>
</table>

16	Certificate to be provided by DMO that the proposal is as per the annexure-V of DSR.	Certificate No.: Not Attached Date:25.08.2023
17	Demarcation report of mining site	Date of demarcation: Nos of Burjis made: 0 Nos Photgraphs submitted: No Signed by : 1) Name and Designation : Assistant collector-II KoomKalan
18	Workers (when fully operational)	06 Persons.
19	Water Requirements & source	Domestic: 0.3 KLD Dust Suppression: 1.80 KLD Total: 2.10 KLD Ground water/Others: 01 Borwell
20	Waste water generation, Treatment & its Disposal	i) Quantity of Waste water : 0.24 KLD (80% of water requirement) ii) Treatment Method: Septic Tank iii) Mode of Disposal : a) Plantation purpose.: 0.24 KLD b) Any other purpose: 0 KLD
21	Solid waste generation and its disposal	i) Quantity: 1.2 Kg ii) Method of Disposal: Dustbins Solid waste will be disposed as per Solid Waste Management Rules, 2016.
22	Green Belt Development Plan including no. of trees to be planted & its species.	Tree cutting (if any): 0 Nos No of plant to be planted: 102 Nos Funds Allocated: Rs 1.02 lacs towards capital cost and Rs 1.02 Lacs towards recurring cost. (Rs 1000/- per tree as capital cost and Rs 1000/- per tree as maintenance cost)
23	Rain Water Harvesting & recharging proposal	Not applicable
24	Environment Management Plan along with Budgetary breakup and responsibility to implement	Sh. Akash Aggarwal (DMO) will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.

25	Sr No.	Description	Capital cost (lakhs)	Recurring cost (lakhs per annum)
	1	Provision of Septic Tank	65,000	25,000
	2	Handling of Solid waste	10,000	5,000
	3	Provision of Green Belt (Rs 1000/- per tree as capital cost and Rs 1000/- per tree as maintenance cost)	1,03,000	1,03,000
	4	Dust Suppression Activities	1,00,000	75,000
	5	Occupational Health measure such as first aid and other miscellaneous	5,000	2,000
	6	Environmental Monitoring (Air, Water Soil etc.).	100000	50000
	7	Rain Water Harvesting & recharging	0	0
	8	Regular health check-up camps for the workers engaged in mines shall be organized.	0	0
	9	Any other, please specify.	0	0
	TOTAL		3,83,000	2,60,000
26	An undertaking, duly certified by Executive Engineer cum District Mining Officer, Ludhiana, has been submitted with certain additional information to be considered which is reproduced as under: 1. That, there is no forest area is involved in the project. 2. Mining site does not fall under eco-sensitive zones of wildlife Sanctuary and conservation reserves. 3. That, no litigation is pending against the project. 4. During the lease period, the deposit will be worked from the top surface to 3 m or 2.80 m below ground level or above ground water table, whichever comes first. 5. No Stream Mining shall be allowed. The operation will be done only from sun rise to sun set hence there will be no power requirement for the project at site.			

The Committee perused the application proposal of Drainage-cum-Mining & Geology Division, Water Resources Department, Ludhiana Division for carrying out mining of minor minerals (sand) at Village Dhananshu-1, for an area of 2.02 Ha. The Committee perused the approved DSR of District Ludhiana and observed that the proposed mining site is a part of a cluster of area 3.79 Ha (Dhananshu 1 @ 2.02 Ha and Dhananshu-2 @1.77 Ha) and the application proposal needs to be revised and submitted for the entire cluster. The Project Proponent agreed to the same.

After detailed deliberations, the Committee decided to defer the case till the Project

Proponent submit the revised proposal for the entire cluster.

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Ms. Harjot Kaur, Mining Officer, Department of Mines & Geology.
(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.

After perusal of ADS reply submitted by the project proponent vide letter No. 87/DSR dated 5.01.2024, the committee observed that the proposed site (Dhananshu-1) falls in cluster with other mining site (Bhukhari Khurd & Dhananshu-2). Therefore, the project proponent shall apply for EC for the proposed site (Dhananshu-1) under B1 Category.

After detailed deliberations, the Committee decided to defer the case and asked the project proponent to apply for the proposed site (Dhananshu-1) under B1 Category.

Item No. 274.02: 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/INFRA2/440017/2023).

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%
The Views Sec. 105 (Multi storey apartments)	Total units – 696 nos. 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
Central Plaza – Sec.105 (Commercial)	**Total units – 286 nos.** 1. Structure/finishing work completed. 2. Occupation certificate received from GMADA. 3. 182 units handed over to customers.
The Bungalows Sec. 105, 108 & 109 (Single storey unit)	**Total units – 71 nos.** 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.
The Villas – Sec. 106, 108 & 109 (Three storey unit)	**Total units – 99 nos.** 1. Structure works of 99 units completed. 2. Occupation certificates received from GMADA for 98 units. 3. 82 units handed over to customers.
The Terraces Sec. 108 (Independent floors)	**Total units – 54 nos.** 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:

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td colspan="2">Basic Details</td></tr>
<tr><td>1.1</td><td>Name of Project & Project Proponent:</td><td>Name: Expansion of Integrated Township namely “Mohali Hills” by M/s Emaar India Ltd.
Project Proponent: Shishir Lal (Authorized Signatory)</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/INFRA2/439703/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td>Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab</td></tr>
<tr><td>1.4</td><td colspan="2">i) Details of Land area & built-up area as per the Environmental Clearance and application proposal
<table>
<tr><th>Sr. N</th><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion</th></tr>
<tr><td>1.</td><td>Total Plot Area</td><td>625.35 acres</td><td>5.61 acres</td><td>630.96 acres</td></tr>
<tr><td>2.</td><td>Net planned Area</td><td>501.07 acres</td><td>12.68 acres</td><td>513.75 acres</td></tr>
<tr><td>3.</td><td>Built up area</td><td>8,61,844.852 sq.m</td><td>1,50,000 sq.m</td><td>10,11,844.85 sq.m</td></tr>
</table>
ii) The Sector wise area classification of 5.61 acres as per the application proposal is as under:
<table>
<tr><th>Sr. No</th><th>SECTOR</th><th>AREA ADDED</th><th>AREA DELETED</th><th>DIFFERENCE</th></tr>
<tr><td></td><td></td><td>Acre</td><td>Acre</td><td>Acre</td></tr>
<tr><td>1</td><td>110</td><td>6.775</td><td>9.28</td><td></td></tr>
<tr><td>2</td><td>109</td><td>7.87</td><td>1.53</td><td></td></tr>
<tr><td>3</td><td>105 & 106</td><td>1.775</td><td></td><td></td></tr>
<tr><td>Total</td><td></td><td>16.42</td><td>10.81</td><td>5.61</td></tr>
</table></td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Cost details of the project are given below:
<table>
<tr><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion</th></tr>
</table></td></tr>
</table>

		<table><tr><td>**Project cost**</td><td>Rs. 2,108.286 Crores</td><td>- Rs. 202.286 Crores</td><td>Rs. 1,906 Crores*</td></tr></table> *Estimated Project cost has been reduced due to change in planning (as earlier there was planning for construction of Villas). 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.
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)	The details of the permission for change of land use for total land area measuring 762.441 acres area as under: 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 Town & Country Planning, Punjab for total land measuring 185.01 acres.

		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. 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. 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. 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.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	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. 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 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. 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 weliness zone Sector -108 SAS Nagar Village Raipur Kalan dhool on Kharar-Banur-Tepla Road B/w KM 11-12 L/s submitted. 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 weliness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar-Banur-Tepla Road RHS submitted.
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 (501.07 acres)**	**51,314 sq.m (12.68 acres)**	**2,07,9072 sq.m (513.75 acres)**
7.	Total Residential Area • Area under Residential Plotted • Area under Residential Group Housing	242.03 (@ 48.30%) 224.11 17.92	6.41 10.25 (-) 3.84	248.44 (@ 48.4%) 234.36 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	103.73	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	148.96	3.63	-	-	(812 no.) 57.32	1.78	8.83	6.54	0.40
109	229.52	9.06	9.06	-	(1540 no.) 109.21	-	15.69	15.11	1.95

110	20.12	0.00	19.62	-	0.00	-	0.00	0.50	-
Total	**630.96**	**40.09**	**32.21**	**14.084**	**234.36**	**10.29**	**43.71**	**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.	Reserved Area (in acres)	Population under reserved area @ 100 persons per acre	No. of Residential Plots	Population under plots @ 15 persons per plot	Area under Group Housing (in acres)	Population under Group Housing @ 800 flats 5 persons per flat	Area under EWS (in acres)	Population EWS @ 450 persons per acre	Total Area under Commercial & Facilities (in acres)	Population under Commercial & 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) • Summer (@ 5.5. lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day)	427 KLD 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) • Summer (@ 5.5. lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day)				546 KLD 179 KLD

<table>
<tr><td></td><td colspan="2"><table><tr><td>• Monsoon (@ 0.5 lt./sq.m./day)</td><td>50 KLD</td></tr></table></td></tr>
<tr><td>5.3</td><td>Source:</td><td>Borewells</td></tr>
<tr><td>5.4</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>Yes, permission has been obtained from competent authority vide permission number PWRDA/01/2022/L3/302 dated 19.01.2022, submitted.</td></tr>
<tr><td>5.5</td><td>Utilization/Disposal of excess treated wastewater.</td><td>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.</td></tr>
<tr><td>5.6</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into GMADA sewer</th></tr>
<tr><td>1.</td><td>9,739 KLD</td><td>7,791 KLD</td><td>7,635 KLD</td><td>3,293 KLD</td><td>Summer: 973 KLD
Winter: 319 KLD
Monsoon: 89 KLD</td><td>Summer 3,369 KLD
Winter: 4,023 KLD
Monsoon : 4,253 KLD</td></tr>
</table></td></tr>
<tr><td>5.7</td><td>Rain water harvesting proposal:</td><td>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.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>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.</td></tr>
</table>

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td><table>
<tr><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion</th></tr>
<tr><td>Solid waste generation</td><td>28,750 kg/day</td><td>729 kg/day</td><td>29,479 kg/day</td></tr>
</table></td></tr>
<tr><td>7.2</td><td>Details of management and disposal of solid waste (Mechanical Composter/Compost pits)</td><td>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.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>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.</td></tr>
<tr><td>8</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand for the project will be 65,106 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>LEDs have been proposed instead of CFLs in the project. Further, solar street lights will be provided within the project premises.</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan.</td><td>Details of activities under Environment Management Plan is given below:</td></tr>
</table>

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	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. 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:

<table>
<tr><td></td><td>been mentioned as 43.71 acres. The same needs to be checked and revised.</td><td>
<table>
<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>
<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>
</table>
</td></tr>
<tr><td>2.</td><td>The Project Proponent shall submit the basis of considering the population for Group Housing @ 800 Flats per acre.</td><td>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” having 800 No. of flats. Separate layout plan has been approved for Group Housing site mentioning Flats details and is submitted.
Further, population of the Group Housing has been calculated on the basis of 5 persons per flat, which comes out to be 800 × 5 = 4,000 persons.
<table>
<tr><td colspan="8">NO OF APARTMENT</td></tr>
<tr><td>FLOOR</td><td>BLOCK</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td></td><td>G</td><td>H</td><td>K</td><td>J</td><td>F</td><td>L</td><td>B</td></tr>
<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>4</td><td>12</td><td>4</td><td>4
2</td><td>8</td><td>6
4</td><td>8</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>
</table>
</td></tr>
<tr><td>3.</td><td>The Project Proponent has not considered floating population while estimating the total population of the project</td><td>Population of the entire Integrated Township project has been recalculated considering every component as well as floating population. Revised population details is submitted.</td></tr>
</table>

<table>
<tr><td></td><td>after expansion. The Project Proponent shall submit the details of the same.</td><td>Residential Population of the project includes Residential Plots, Group Housing & EWS = 69,030 persons
Floating Population (10% of Residential Pop. + Reserved areas + Commercial & Facilities) = 6,903 + 4,009 + 4,947 = 15,859 persons
Total estimated population after expansion will be about 84,889 Persons

<table>
<tr><th>Sector No.</th><th>Reserved Area (in acres)</th><th>Population under reserved area @ 100 persons per acre</th><th>No. of Residential Plots</th><th>Population under plots @ 15 persons per plot</th><th>No. of flats in Group Housing</th><th>Population under Group Housing @ 5 persons per flat</th><th>Area under EWS (in acres)</th><th>Population EWS @ 450 persons per acre</th><th>Area under commercial (in acres)</th><th>Area under Facilities (in acres)</th><th>Total Area under Commercial & Facilities (in acres)</th><th>Population under Commercial & Facilities @ 100 persons per acre</th></tr>
<tr><td>98</td><td>21.84</td><td>2,184</td><td>178</td><td>2,670</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0.83</td><td>10.52</td><td>11.35</td><td>1,135</td></tr>
<tr><td>99</td><td>0.37</td><td>37</td><td>115</td><td>1,725</td><td>-</td><td>-</td><td>2.42</td><td>1,089</td><td>-</td><td>5.11</td><td>5.11</td><td>511</td></tr>
<tr><td>104</td><td>0.66</td><td>66</td><td>180</td><td>2,700</td><td>-</td><td>-</td><td>1.11</td><td>500</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
<tr><td>105</td><td>4.50</td><td>450</td><td>464</td><td>6,960</td><td>800 flats</td><td>4,000</td><td>-</td><td>-</td><td>7.68</td><td>0.89</td><td>8.57</td><td>857</td></tr>
<tr><td>106</td><td>0.03</td><td>3</td><td>80</td><td>1,200</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0.51</td><td>0.51</td><td>51</td></tr>
<tr><td>108</td><td>3.63</td><td>363</td><td>812</td><td>12,180</td><td>-</td><td>-</td><td>-</td><td>-</td><td>1.78</td><td>6.54</td><td>8.32</td><td>832</td></tr>
<tr><td>109</td><td>9.06</td><td>906</td><td>1,540</td><td>23,100</td><td>-</td><td>-</td><td>9.06</td><td>4,077</td><td>-</td><td>15.11</td><td>15.11</td><td>1,511</td></tr>
<tr><td>110</td><td>0.00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>19.62</td><td>8,829</td><td>-</td><td>0.50</td><td>0.5</td><td>50</td></tr>
<tr><td></td><td>40.09</td><td>4,009 persons</td><td>3,369</td><td>50,535 persons</td><td></td><td>4,000 persons</td><td></td><td>14,495 persons</td><td></td><td></td><td></td><td>4,947 persons</td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4,005 KLD.</td><td>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.
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. 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.
Component wise water requirement of the project w.r.t earlier EC granted in the year 2020 and expansion proposal is submitted.
<table>
<tr><th>Description</th><th>EC Accorded (KLD)</th><th>Proposed (KLD)</th><th>Total (After Expansion) (KLD)</th></tr>
<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>
</table>
</td></tr>
<tr><td>5.</td><td>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.</td><td>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.
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.</td></tr>
</table>

<table>
<tr><td></td><td></td><td>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.

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. 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.

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.</td></tr>
<tr><td>6.</td><td>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.</td><td>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.

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.</td></tr>
<tr><td>7.</td><td>The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.</td><td>Year wise breakup of expenditure done on Environment Management Plan (EMP) is given below:
<table><tr><td>Year</td><td>2020</td><td>2021</td><td>2022</td><td>2023</td></tr><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></table>
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.
Following activities has been under taken under Corporate Environment Responsibility (CER):</td></tr>
</table>

		• **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. (*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*) • **Rs. 40 lakhs** have been spent on maintenance of Village Raipur Kalan pond so far. *(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)* • **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, murram 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	100	10

	0.5 MLD each)		
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, Environment Clearance- 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 Project Proponent, 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 Environment Clearance. 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 Project Proponent 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 Environment Clearance 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, Environment Clearance 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 Environment Clearance 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 Environment Clearance 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 Environment Clearance application would be further processed upon receipt of the reply from SEAC.

Deliberations during 272nd meeting of SEAC held on 08.01.2023.

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 asked the Project Proponent to present the reply on the clarifications sought by SEIAA. The pointwise reply of the clarifications was presented by the Project Proponent.

A) The Project Proponent in reply of certified compliance report submitted that:

(i) The adequacy of existing 2 STPs of 5 MLD & 2.5 MLD capacity is being conducted by NABL accredited laboratory and results were found within the permissible limits.

(ii) Regarding the management of e-waste & plastic waste, agreement is being done with M/s Deshwal Waste Management Pvt. Ltd. which is authorized by the Central Pollution Control Board. Further, regarding the management of C & D waste, the construction waste generated from the project is being used within the project

premises for internal road construction/leveling of low-lying area/re-filling etc. Further, no construction waste is being disposed outside the premises. Further, the project has been granted authorization of hazardous waste from PPCB vide certificate No. HWM/renew/SAS/2023/18164725 which is valid till 30.09.2028.

(iii) Regarding the details of plantation, the project proponent informed that green area of 1,73,326.9 sqm (42.83 acres) has been developed within the project as per EC accorded by planting 6989 number of tree and shrubs, out of which 3692 trees have already been planted within the project. Further an amount of Rs. 13.49 crores have been spent on the development of green area till 31.03.2023. Further, Rs. 10-15 lakhs per month is being spent as recurring charges for maintenance of green belt.

(iv) Regarding the use of roof water runoff, it was submitted that the rain water generated from the roof top area is being used to recharge the ground water through rain water recharging pits. Further, residential plots having plot area of 400 sqm or above will be responsible for provision of rain water recharging within their plot itself. As per EC accorded, total runoff generated from the project has been estimated as 9463 m^3/hr for sectors 98, 99, 104, 105 and 106 and 15993 m^3/hr for sectors 108, 109 & 110. Further out of 158 recharge pits as proposed in the EC, 76 rain water recharge pits have already been constructed.

(v) Regarding the report on ground water level of the project area, it was submitted that the project falls in Kharar Block of District SAS Nagar where the level of ground water is 20-25 meter.

(vi) Regarding the report on energy conservation measures, it was submitted that LED street lights and forty solar panels have been installed.

(vii) Regarding the installation of solar panels, it was submitted that 40 solar panels have been installed on terrace of group housing located in Sector 105 for solar water heating. Further, there is a planning to install solar lights in parks or common areas.

(viii) Regarding the social commitments made during public hearing, it was submitted that the public hearing is not applicable to the project. However, as per EC 2020, an amount of Rs. 4.81 crore has been allocated under CER which is to be spent in a time period of 7 years from the date of grant of EC i.e., March 2020 to March 2027. Rs. 1.72 crores has already been spent on various CER activities till 31.03.2023 against Rs. 2.07 crores.

(ix) Regarding the NOC from Forest Department, Fire Department, NBWL and AAI, it was submitted that no forest land is involved in the project. However, NOCs for diversion in forest land for approach road have been obtained for sector 104, 105, 106, 108 & 109. NBWL Clerance is not required in the said project. Further, fire NOC has been obtained vide letter No. 31522 dated 12.11.2021 for The Views and for Central Plaza.

B) Regarding the decrease in project cost, the project proponent submitted that the cost of the project has been decreased by Rs. 202.86 crore due to change in planning of constructing villas. As earlier, there was planning to construct villas by the Project Proponent but later on due to market scenario, the planning was changed and construction of villas will be done by individual plot owners. Existing 99 villas have been constructed at a cost of Rs. 250 crores.

C) Regarding the population and pollution load of primary school and high school, the Project Proponent submitted that the population and pollution load of primary school and high school has already been considered in the expansion proposal under public facilities.

D) Regarding the NOC from GMADA for disposal of excess treated waste water, it was submitted that letter was obtained from GMADA in 2013 for discharge of excess treated waste water but the GMADA is yet to laid the sewer. Further, 4 acres of land is being reserved for Karnal Technology for disposal of excess treated waste water from the project, as per current occupancy. Further, request has been submitted to GMADA vide letter dated 28.06.2023 regarding the status for laying the sewer by GMADA but the reply is yet to be received.

E) Regarding providing the onto land for plantation @ 3.835 acre in sector 110 for disposal of excess treated waste water in reply to the show case notice and disposal of excess treated waste water into GMADA sewer as per expansion proposal, it was submitted that approximately 4 acres of land has been reserved under Karnal Technology in Sector 110 for disposal of excess treated waste water as per current occupancy which is otherwise area for EWS. Since the total water requirement of the project has been reduced from 13744 KLD to 10,033 KLD and the entire project may take time of 10-15 years to make it fully operational. That's why the disposal into GMADA sewer has been considered. Now the GMADA sewer has not been laid, the Project Proponent is considering the reserved areas to be developed under Karnal Technology till the GMADA sewer will be connected. Thus in sectors 98, 99, 104, 105 & 106, the maximum treated waste water shall be 894 KLD for which 7.5 acres of land has been reserved under Karnal Technology in Sector 98. Further, in sector 108, 109 & 110, the maximum treated waste water shall be 3013 KLD for which 25.20 acres of land (area for EWS site) has been reserved under Karnal Technology in sector 109 & 110.

F) Regarding the submission of proof for spending Rs. 1.38 crores on CER activities, it was submitted that Rs. 1.72 crores has already been spent on CER activities till 31.03.2023 against Rs. 2.07 crores.

On perusal of the presentation, the Committee decided to defer the case till the receipt of the reply of below mentioned observations:

(i) The Project Proponent shall submit the copy of the valid agreement made with M/s Deshwal Waste Management Pvt. Ltd. along with the authorization of M/s Deshwal Waste Management Pvt. Ltd. from Central Pollution Control Board and State Pollution Control Board for the management and disposal of E-waste & Plastic Waste.

(ii) The Project Proponent shall submit the details of plantation by indicating the number of trees and shrubs to be planted as per earlier EC accorded and the plantation actually done on the site.

(iii) The Project Proponent shall submit the CA certificate of the expenditure already made (Rs. 1.72 crore) on CER activities till 31.03.2023.

(iv) The Project Proponent shall submit the details of total number of villas to be constructed as per earlier EC viz-a-viz the number of villas to be constructed as per the revised planning along with their cost.

(v) The Project Proponent shall submit the details of area required under Karnal Technology within project as per current occupancy and as per expansion proposal along with their timelines and detailed calculation. The area dedicated for Karnal Technology shall also be marked on the layout plan.

Deliberations during 274th meeting of SEAC held on 29.01.2024.

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 perused the reply of the ADS submitted by the project proponent vide letter dated 17.01.2024 & 24.01.2024.

The Committee observed that the project proponent has made an agreement with M/s Deshwal Waste Management Pvt. Ltd. for disposal of E-waste vide agreement dated 11.01.2024 (valid upto 10.01.2026). The project proponent informed that the plastic waste (0.5 T/month) after segregation is being handed over to local recyclers/kabaris.

The project proponent has submitted that 42.83 acres was proposed to be developed as per earlier EC accorded by developing 40 No. parks and planting 31635 trees, out of which 36.12 acres has already been developed by developing 40 No. parks and planting 8082 trees. The sector-wise details in this regard have been submitted by the project proponent. Further, it was apprised that after expansion, 32000 trees are to be planted against 31635 trees. The total expenditure of Rs. 6.34 crores are required for the development of green area out of which Rs. 3.34 crore have already been spent and the remaining expenditure for planting of remaining 23918 trees (11604 trees will be planted along sector boundary and 12314 trees along internal sector roads) after expansion is to be made by December, 2025. The Committee asked the project proponent to plant 50% of the remaining plantation (50% of 23918 trees) before the coming monsoon season. The project proponent agreed to the same.

The project proponent has also submitted the CA Certificate of the expenditure i.e., Rs. 1.72 crore already spent on various CER activities against the budget allocation of Rs. 2 crore in 3 years till 31st March, 2023.

The project proponent apprised the Committee that total 223 No. of Villas are to be constructed at a cost of Rs. 350 crores. Out of 223 Villas, only 99 Villas are constructed by the project proponent. Thereafter, due to market trend the planning of construction of remaining 124 Villas are changed and now will be constructed by the individual plot owners. Accordingly, there will be production in project cost of Rs. 202.286 crore.

The project proponent informed that the current occupancy in the project is 9250 persons with water demand as 1251 KLD. Out of 1251 KLD, 417 KLD is being recycled for flushing and 804

KLD, 263 KLD & 73 KLD is used for green area of 36.12 acre (1,46,172.5 sqm) in summer, winter & monsoon season. The surplus treated waste water of 491 KLD (monsoon season) is proposed to be used for Karnal Technology to be developed in 5.32 acres of land within the project at a cost of Rs. 25 lakhs by June, 2024 as a stop gap arrangement till the project sewer is connected with GMADA sewer. Further, after expansion, the surplus treated waste water (4355 KLD) is proposed to be utilized for Karnal Technology to be developed in 43.60 acres of land within the project at a cost of Rs. 2 crores as a stop gap arrangement till the project sewer is connected with the GMADA sewer. Further, the project proponent has also submitted an affidavit that the land measuring 43.60 acres dedicated for Karnal Technology for the utilization of excess treated waste water will not be used for any other purpose until the project sewer of all the sectors under the project is connected with the GMADA sewer.

After detailed deliberations, the Committee decided to forward the case 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 & 110, District SAS Nagar, Punjab subject to the following standard and specific conditions:

Specific Conditions:

(i) The Project Proponent shall plant 50% of the remaining tree plantation (50% of 23918 trees) before the coming monsoon season.

(ii) The Project Proponent shall provide green belt by providing at least of 2 rows of broad leaf trees of size not less than 6 feet height around the SWM facility area to mitigate odour nuisance.

(iii) The Project Proponent shall not utilize the land area (43.60 acres) dedicated for Karnal Technology for any other purposes till the project sewer of all the sectors under the project is connected with the GMADA sewer.

Item No.274.03: Application for Environmental Clearance of expansion for Mega Housing Complex namely "Hyde Park Estate" located at Villages Salamatpur, Devinagar, Bharojian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab by M/s DLF Home Developers Ltd. (Proposal No. SIA/PB/INFRA2/427814/2023).

The Project Proponent was granted Environment Clearance vide SEIAA letter No. DECC/SEIAA/2020/1522 dated 19.03.2020 for obtaining expansion of the Mega Housing Complex namely "Hyde Park Estate" at Village Salamatpur, Devinagar, Bharonjian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar(Mohali), Punjab for total land area of 235.97 acres with built up area 7,07,101.62 sqm.

Thereafter, the Project Proponent was granted auto Terms of Reference vide dated 27.02.2023 for carrying out EIA study for obtaining Environment Clearance for expansioin of the project.

The project proponent has applied for Environmental Clearance for expansion of the existing Mega Housing Complex namely "Hyde Park Estate" located at Villages Salamatpur, Devinagar, Bharojian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab. The total land area of the project increased from 235.97 acres to 241.94 acres having built up area from 7,07,101.62 sqm to 7,85,044.238 sq.m. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted certified compliance report from Regional Office of MoEF&CC, Govt of India and the Project Proponent has deposited of Rs. 58,500/- vide NEFT 000134247421/UBIN0903191 dated 06.04.2023 and Rs. 19,500/- vide NEFT No. 000130295230/UBIN0903191 dated 19.12.2023.

Punjab Pollution Control Board vide letter No. 9084 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 31/10/2023 and it was observed as under:

1. *The proposed site of the project is located at Village Bharonjian, Devi Nagar, Ghahar Majra, Mullanpur, Ratwara & Salamatpur, Tehsil Kharar, Distt. SAS Nagar(Mohali), Punjab. The project proponent has earmarked its site with poles no boundary wall / fencing is provided.*
2. *The project proponent has not started any development works at proposed expansion.*
3. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100 m from the boundary of the project.*

4. *As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific sitting 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.	*Types of Industrial Unit*	*Required distance as per sitting criteria*
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / screening cum Washing Plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry Farm*	*500 m*
8.	*Jaggery Unit*	*200 m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5. *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*
6. *The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Mr. Manpreet Singh, General Manager M/s DLF Home Developers 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 of the application proposal Thereafter, the Environmental Consultant presented the case as under:

S. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Expansion of Hyde Park Estate by M/s. DLF Home Developers Ltd. at Village Salamatpur, Devinagar, Bharonjian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab BY M/s DLF Home Developers Ltd.
1.2	Proposal:	SIA/PB/INFRA2/427814/2023
1.3	Location of Project:	Village Salamatpur, Devinagar, Bharonjian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab

<table>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td><table>
<tr><th></th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion)</th></tr>
<tr><td>Scheme Area</td><td>235.97 acres</td><td>5.97 acres</td><td>241.94 acres</td></tr>
<tr><td>Net Planned Area</td><td>192.84 acres</td><td>13.82 acres</td><td>206.66 acres</td></tr>
<tr><td>Built-up Area</td><td>7,07,101.62 sq.m</td><td>77,942.618 sq.m</td><td>7,85,044.238 sq.m</td></tr>
</table></td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Existing cost: Rs. 1,188.16 Croes
Proposed cost: Rs. 57.84 Crores
Total cost: Rs. 1,246 Crores</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>Project is already existing and is present in Residential zone as per Master Plan of Mullanpur. Thus, it is suitable in accordance to the Master Plan.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)</td><td>Change in land use has been obtained from Department of Town and Country Planning, Punjab vide Memo No. 711 CTP(Pb) SP-432M dated 31.01.2011 for land measuring 140.91 acres, Memo No. 5595 CTP(Pb) SP-432M dated 08.08.2011 for land measuring 24.40 acres, Memo No. 9320 CTP(Pb) SP-432M dated 23.12.2011 for land measuring 30.52 acres, Memo No. 4349 CTP(Pb) SP-432M dated 06.08.2013 for land measuring 19.63 acres and Memo No. 2116 CTP(Pb) SP-432M dated 20.05.2015 for land measuring 11.04 acres.

For additional land, Change of Landuse (CLU) has been obtained from Department of Town and Country Planning Punjab for additional land of 3.20452 acres vide Memo No. 7409 CTP(Pb) SP-432M dated 03.12.2021 and 6.652 acres vide Memo No. 2762 CTP(Pb) MPM-132 dated 17.06.2022.

The Project Proponent has submitted approved layout plan from Chief Town Planner, Punjab for land area measuring 241.94 acres.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of</td><td>NOC vide No. 935 dated 04.05.2022 issued by Divisional Forest Officer, SAS Nagar.</td></tr>
</table>

	Forest Conservations Act 1980 or not:	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	NOC vide No. 935 dated 04.05.2022 issued by Divisional Forest Officer, SAS Nagar.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Sukhna Wildlife Sanctuary is located at a distance of approx. 7.8 km in 'SE' direction & City Bird Sanctuary is located at a distance of approx. 8.6 km in 'SE' direction from project location. In this regard, the Project Proponent informed that application submitted for NBWL clearance w.r.t. eco-sensitive zone of Sukhna Wildlife Sanctuary vide Proposal No. FP/PB/ Others/3990/2019. Later on, application was returned stating that project falls outside of the wildlife sanctuary.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana located at a distance of approx. 83 km from the project site.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.
3.6	Green area requirement and proposed No. of trees:	Total organized green area measures 50,788.05 sq.m (12.55 acres) (i.e. @ 6.07% of net planned area). 15,277 trees has already been planted.
4.	Configuration & Population	

4.1 Proposal & Configuration

The area statement is given below:

S. No.	Description	Area Total (After Expansion)	
		Area (in sq.m)	Area (in acres)
1.	**Total Scheme Area**	**9,79,096.4**	**241.94**
2.	Area Under EWS (GPA)	49,128.84	12.14
3.	Area under Acquisition	16,106.49	3.98
4.	Area under Revenue Rasta	6,515.439	1.61
5.	Area under Sector Road	64,952.05	16.05
6.	Reserved Area	55,239.59	13.65
7.	**Net Planned Area [1-(3+4+5+6)]**	**8,36,323.3**	**206.66**
8.	Area Under Residential (Plots + EWS)	**4,18,404.5**	**103.39**
9.	Area Under Commercial	21,610.21	5.34
10.	Area Under Institution including other areas such as dispensary, religious building etc.	44,920.11	11.10
11.	Area Under Organized Green	50,788.05	12.55
12.	Area Under Roads/ Pavements/ Utilities/ Parking/ Incidental Greens/ Open	3,00,560	74.27
13.	**Total Saleable Area (8+9)**	**4,40,014.7 sq.m**	**108.73 acres**

Comparison of Area from EC accorded and Total (after Expansion) in detail

S. No.	Description	Area (As per EC 2020)	Area (After Expansion)
		Area (in sq.m)	Area (in sq.m)
1.	Total Scheme Area	9,54,936.709	9,79,096.4
2.	Area Under EWS	48,332.80	49,128.84
3.	Area under Acquisition	20,574.79	16,106.49
4.	Area under Revenue Rasta	17,765.70	6,515.439
5.	Area under Sector Road	64,547.36	64,952.05

6.	Reserved Area	71,665.49	55,239.59
7.	Net Planned Area	7,80,383.38	8,36,323.3
8.	Area Under Residential	3,36,266.38	4,18,404.5
9.	Area Under Commercial	21,591.68	21,610.21
10.	Area Under Organized Green	47,145.88	50,788.05
11.	Total Saleable Area	4,06,190.87	4,40,014.7

Built-up Area details of Total Project (After Expansion)

S. No.	Particulars	Area (in sq.yds)	FAR	Built-up Area (in sq.yds)
1.	Residential Plots	4,41,666.27	As per zoning	8,24,574.275
2.	Commercial	25,823.44	1.75	45,191.02
3.	Schools	31,239.64	1	31,239.64
4.	Dispensary	2,613.51	1.5	3,920.265
5.	Religious Building	1,347.09	1.5	2,020.635
6.	CFC/Suvidha Kendra	143.28	1	143.28
7.	Community Center	18,404.63	1	18,404.63
8.	Area under water works, STP, ESS, DG, HSD & SWM	13,411.35	1	13,411.35
Total Built-up Area				**9,38,905.095 sq.yds (7,85,044.238 sq.m)**

4.2	Population details	In earlier Environmental Clearance, estimated population of the project was 22,643 persons. After expansion, total estimated population for overall project will be about 24,957 persons.

S. No.	Description	Norms	EC Accorded	Proposed	Total (After Expansion)

			Plots/Area	No. of Persons	No. of Persons	Total Plots/Area	No. of Persons
1.	Residential Plots	15 persons per plot	1,113 Plots	16,695	1,620	1,221 Plots	18,315
2.	EWS	450 persons per acre	11.94 acres	4,776	687	12.14 acres	5,463
3.	Commercial	100 persons per acre	5.34 acres	534	0	5.34 acres	534
4.	Institutional	100 persons per acre	6.38 acres	638	7	6.45 acres	645
Total				22,643 Persons	2,314 Persons	-	24,957 Persons

5	Water	
5.1	Total fresh water requirement:	Total fresh water requirement will be 3,286 KLD

S. No.	Description	EC Accorded (KLD)	Proposed (KLD)	After Expansion (KLD)
1.	Total Water Requirement	2,974	312	3,286
2.	Fresh Water Requirement	2,178	208	2,386
3.	Wastewater generated	2,649	250	2,899
4.	STP capacity	Existing STP of 3 MLD capacity		

5.2	Source:	Borewell
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Submitted
5.4	Total wastewater generation:	2,899 KLD of wastewater will be generated
5.5	Treatment methodology: *(STP capacity, technology & components)*	2,899 KLD of sewage will be generated from the project which will be treated in Existing STP of 3 MLD capacity.
5.6	Treated wastewater for flushing purpose:	900 KLD

<table>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 279 KLD
Winter: 92 KLD
Monsoon: 26 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of the letter vide memo No. 2151 dated 04.08.2023 for sewerage, storm connection and collection of Solid Waste for residential Mega Township at Hyde Park Estate developed by DLF Home Developers Limited in Village Salamatpur, Bharonjian, Devi Nagar & Mullanpur Garibdass, In Mullanpur Local Planning Area, District SAS Nagar, Punjab issued by GMADA wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh by GMADA. The storm sewer network is also proposed to be laid on HR-3 and VR-6 roads, New Chandigarh. On completion of the work, M/s DLF Home Developers Limited, New Chandigarh would also be allowed to discharge their surplus treated sewage and rainfall run off into these networks, subject to the terms and conditions laid down by GMADA. It may take upto 3-4 years for completion of these works owing to land acquisition issues.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Description</th><th>EC Accorded (KLD)</th><th>Proposed (KLD)</th><th>Total (After Expansion) (KLD)</th></tr>
<tr><td>1.</td><td>Total Water Requirement</td><td>2,974</td><td>312</td><td>3,286</td></tr>
<tr><td>2.</td><td>Fresh Water Requirement</td><td>2,178</td><td>208</td><td>2,386</td></tr>
<tr><td>3.</td><td>Wastewater generated</td><td>2,649</td><td>250</td><td>2,899</td></tr>
<tr><td>4.</td><td>STP capacity</td><td colspan="3">Existing STP of 3 MLD capacity</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>Total 68 Recharge Pits have been proposed for rain water recharging. Services plan showing rain water recharging pits is enclosed along with application.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>9 DG sets of 15,260 KVA capacity (i.e. 6 × 2,000 + 1 × 1,500 + 1 × 750 KVA + 1 × 1,010 KVA).</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
</table>

7.1	Total quantity of solid waste generation	11,896 kg/day of domestic solid waste will be generated
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Biodegradable waste will be composted by use of six Composters of size 5 × 1,000 kg & 1 × 300 kg. Non-biodegradable waste will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste 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:	The total power requirement of the project will be 18,630 KVA which will be supplied by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Terrace area of tower D & E will be used to install solar panels which will generate 58 KW power.

8.3 Details of activities under Environment Management Plan.

Actual expenditure spent on Environmental Management Plan.

S. No.	Details	Amount Spent (Rs. in lakhs)
1.	Sewerage Treatment Plant (STP)	949.64
2.	Development and maintenance of green belt	642.04
3.	Solar System	50.82
4.	Rain water recharging	551.02
5.	Fire fighting	28.16
Total		**Rs. 2,221.68**

Additional Environmental Activities:

S. No.	Activities	Total Expenditure (in lakh)
1	Skill center in Village Ratwara	27

	2	Adoption of pond in Village Ratwara	75
	3	Installation of 10 no. of solar lights in Village Bharonjian	15
	4	Construction of Toilets for Govt. Senior Secondary School, Mullanpur Garibdass	10
	5	Shuttle service from Village Salamatpur to PGIMER, Chandigarh	50
	Total		**Rs. 177 lakhs**

EMP budget for proposed expansion

** capital cost has already been spent*

S. No.	Environmental Protection Measures	Capital Cost (Lakhs)	Recurring Cost (Lakhs/year)
1.	Sewage Treatment Plant*	-	10
2.	Horticulture & green belt development	15	30
3.	Solar System*	-	2
4.	Rain Water Harvesting (68 pits)*	-	25
5.	Fire Fighting*	-	0.5
6.	Air Pollution Control measures	5	2
7.	Noise Pollution Control measures (Acoustic enclosure of additional DG set)	1	4
8.	Environment Monitoring & Management	3	5
Total		**Rs. 24 lakhs**	**Rs. 78.5 lakhs**

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall apply for NBWL clearance, as the project is located within 10 KM from Sukhna Wildlife Sanctuary.

(ii) The Project Proponent shall submit the revised calculation for estimating water demand, flushing requirement and surplus treated waste water.

(iii) The Project Proponent shall submit the NOC from the Forest Department for diverting 11.40 acre of forest land.

(iv) The Project Proponent shall submit the compliance of the non-complied points and advisory issued by MoEF&CC, GoI in their certified compliance report.

(v) The Project Proponent shall submit the details of budget allocation viz-a-viz expenditure already incurred on various activities of Environmental Management Plan (EMP).

(vi) The Project Proponent shall submit specific activities to be carried out under Additional Environmental Activities.

Item No. 274.04: Application for Environmental Clearance under EIA notification dated 14.09.2006 for expansion of housing project namely "Marbella Twin Tower and Marbella Curo One" located at Village Mullanpur Garibdass, District SAS Nagar, Punjab by M/s Curo India Pvt Ltd. (Proposal No. SIA/PB/INFRA2/453735/2023).

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. 2746 dated 28.06.2016 for the construction of Group Housing Project namely "Curo North Square" at Village Mullanpur Garibdass, District SAS Nagar, Punjab by M/s Curo India Pvt Ltd for the total land area 41,197 sqm with built up area 1,25,237 sqm. The Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was granted Terms of Reference vide SEIAA letter No. 750 dated 15.05.2023 under EIA notification dated 14.09.2006 for carrying out EIA study.

The Project Proponent has submitted final EIA/EMP report after incorporating the compliance of Terms of Reference for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of housing project namely "Marbella Twin Tower and Marbella Curo One" located at Village Mullanpur Garibdass, District SAS Nagar, Punjab. The total land area of the project decreased from 41197 sqm to 37293.20 sqm (excluding road widening) having built up area increased from 1,25,237 sqm to 1,80,291 sqm. The Project is covered under category 8 (b) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted certified compliance report vide letter No. 8946 dated 23.11.2023 of the conditions of earlier Environmental Clearance from Punjab Pollution Control Board. The Project Proponent has deposited Rs. 55054/- vide UTR No. AXSK230750000423 dated 16.03.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9429 dated 12.12.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 8/12/2023 and it was observed as under:

1) *The proposed site of the project is located at Villages Mullanpur, Tehsil Kharar, District SAS Nagar (Mohali), Punjab.*
2) *There is one brick kiln namely M/S Dilbagh Singh & Company falls within 200 m of the project. However, the Board vide letter no. 7093-96 dated 13/09/2023 had issued directions for disconnection of electric supply available to the brick kiln. It is further intimated that Sh. Dilbagh Singh, Partner of M/S Dilbagh Singh & Company has submitted that he already closed the brick Kiln permanently and same will not operated in future, during personal hearing given on 28/07/2023.*
3) *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution of the proposed site of the project. There is no approved existing operational air pollution industry within radius of 100 m from the boundary of the project.*

4) *As physically observed, the distance of the proposed site from the various approved existing operational industries/ units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	*Typed of Industrial Unit*	*Required distance as per sitting criteria*
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / screening cum Washing Plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*CBWTF*	*500 m*
6.	*Poultry Farm*	*500 m*
7.	*Jaggery Unit*	*200 m*
8.	*Retail Outlet (Petrol Pump)*	*50 m*

The site is complying with general siting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009."

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Sh. Rajat Mukhi, Partner M/s Krishna Builders and Developers.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group Housing & Commercial Project namely "Marbella Twin Tower and Marbella Curo One" by M/s Curo India (P) Ltd.
1.2	Proposal:	SIA/PB/INFRA2/453735/2023

<table>
<tr><td>1.3</td><td>Location of Project:</td><td colspan="4">Mullanpur Garibdass, New Chandigarh, Mohali, Punjab</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td colspan="4"><table><tr><th>Area Description</th><th>As per Old EC</th><th>Proposed</th><th>Total</th></tr><tr><td>Plot area</td><td>41197 Sqm</td><td>-3903.80</td><td>37293.20 Sqm</td></tr><tr><td>Built-up area</td><td>125237 Sqm</td><td>55054 Sqm</td><td>180291 Sqm</td></tr></table></td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td colspan="4">8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project (Rs. in crores)</td><td colspan="4">300 Cr</td></tr>
<tr><td>2.</td><td colspan="5">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td colspan="4">The Project Proponent has already obtained CLU.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)</td><td colspan="4">A copy of the permission letter for Change of Land use vide memo No. 4233 dated 03.10.2015 for total land area measuring 10.18 acre submitted.</td></tr>
<tr><td>3</td><td colspan="5">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td colspan="4">A copy of the letter No. FCA/9507 dated 10.02.2015 issued by Divisional Forest Officer, SAS Nagar, wherein it has been mentioned as under:

“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੋ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਸਬੰਧੀ ਉਪਰੋਕਤ ਥਾ ਤਾ ਮੋਕਾ ਵੇਖ ਕੇ ਰੇਜ ਅਫਸਰ, ਸੀਸ਼ਵਾ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ 189 ਮਿਤੀ 10.02.2015 ਰਾਹੀ ਇਸ ਦਫਤਰ ਨੂੰ ਰਿਪੋਟ ਕੀਤੀ ਹੈ, ਕਿ ਉਕਤ ਪ੍ਰੋਜੇਕਟ ਚੰਡੀਗੜ ਸਿਸ਼ਵਾਂ ਰੋਡ ਕਿਲੋ ਮੀਟਰ 3-4 ਖੱਬੇ ਪਾਸੇ ਤੇ ਸਥਿਤ ਹੈ। ਇਹ ਰਕਬਾ ਪਿੰਡ ਮੁੱਲਾਪੁਰ ਗਰੀਬਦਾਸ, ਹੱਦਬਸਤ ਨੰ 342, ਖਸਰਾ ਨੰ 2235/2, 2236/1/1, 2237/1 2237/2, 2238/1, 2238/2, 2239/1, 2239/2, 2246, 2247, 2248, 2249//1, 2249//2, 2250//1, 2250//2 ਹਨ, ਇਹ ਰਕਬਾ ਪੀ.ਐਲ.ਪੀ.ਏ 1900 ਦੀ ਧਾਰਾ 4 ਅਤੇ 5 ਅਧੀਨ ਨਹੀ ਆਉਦਾ। ਯੂਜਰ ਏਜੰਸੀ ਵੱਲੋਂ ਚੰਡੀਗੜ-ਸਿਸ਼ਵਾਂ ਰੋਡ ਕਿਲੋ ਮੀਟਰ 3-4 ਖੱਬੇ ਪਾਸੇ ਤੋ ਅਪਰੋਚ ਰੋਡ ਲਈ ਜਾਣੀ ਹੈ। ਇਸ ਨਾਲ ਵਣ ਵਿਭਾਗ ਦਾ ਕੋਈ ਰਕਬਾ ਪ੍ਰਭਾਵਿਤ ਨਹੀਂ ਹੁੰਦਾ।

ਵਣ ਰੇਜ ਅਫਸਰ, ਸੀਸ਼ਵਾਂ ਦੀ ਰਿਪੋਰਟ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਉਕਤ ਖਸਰਾ ਨੰਬਰਾ ਦੇ ਰਕਬੇ ਦਾ CLU ਕਰਵਾਉਣ ਸਬੰਧੀ ਇਸ ਮੰਡਲ ਨੂੰ ਕੋਈ ਇਤਰਾਜ ਨਹੀ ਹੈ”</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance</td><td colspan="4">A copy of the letter No. FCA/9507 dated 10.02.2015 issued by Divisional Forest Officer, SAS Nagar.</td></tr>
</table>

	under the provisions of Punjab Land Preservation Act (PLPA), 1900.	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	The Project Proponent has submitted copy of the acknowledgment of application filed to National Board of Wildlife Clearance (NBWL) for obtaining clearance vide Proposal No. FP/PB/Others/682/2016.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Gobindgarh which is approx. 70 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.
3.6	Green area Requirement and proposed No. of trees:	Total No. of trees 807 to be planted.

4. Configuration, Water details & Population:

4.1 Configuration:

Block	Ground Coverage (Sqm)	Built-up Area (Sqm)	FAR Area (Sqm)	Non-FAR Area (Sqm)	Basement-01	Basement-02
A	1488.759	49011.737	39403.693	9608.044		
B	1488.759	49011.737	39403.693	9608.044		
C	1048.498	3145.493	3145.493	0.000		
D	2789.187	27991.603	22967.878	5023.725		
E (Already Approved)	2305.74	6917.22	6917.22	0	22106.530	22106.530
Total	9120.943	136077.79	111837.977	24239.813	22106.530	22106.530
	Grand Total	**180290.89 sqm (A+B+C+D)**	A	B	C	D

The above said details are as per the approved layout plan.

4.2 Water details & Population:

OLD EC DETAILS AS UNDER

The total design population of the project is 8778 persons out of which residential population will be 2458 and floating population will be 6320. The total water requirement for the project will be 596 KL/day considering 200 lpcd for residential and @ 45 lpcd for floating population, out of which 480 KL/day will be met through from tubewell as well as GMADA supply and remaining 116 KL/day will be met through recycling of treated wastewater.

NEW EC DETAILS AS UNDER

Flats 264 x 5 persons= 1320 Service/Studio apartment 129x 2 Person=258 1320 + 258= 1578	1578 persons @135 lit/day	213 KLD

SCO Plotted 32 (G+2) @ 6 persons / floor	192 @ 45 lit/day	9 KLD
Ground floor 2789.18 Sqm @ 3 person/sqm 1st floor 2753.78 Sqm 2nd floor 2753.78 Sqm 3rd floor 2827.54 Sqm	2789/3 = 930 Persons 8335@6 = 1389 Persons Total= 2319 Persons	
Multiplex 5 audi (1200) Floating Population 2087 Total = 3287	2087+ 1200 @ 15 lit/day	49 KLD
Permanent Population for commercial and multiplex 50+232= 282 persons	282 @ 45 lit/day	13 KLD
Food court and banquet 250 + 50 =300	300 @ 75 lit/day	22.50 KLD
Total Domestic water required		307 KLD
Total Discharge @ 80% to STP		245 KLD
Flushing	1578 persons @45 lit/day 774 persons@20 lit/day 3287 @10 lit/day Total	71 KLD 15 KLD 33 KLD 119 KLD
Green area	9431 @ 5.5 ltr/sqm	52 KLD

The above said details are as per EDS reply.

5.1	Source:	Bore wells
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.
5.3	Total wastewater generation:	

Description	Old as per EC	Total (KLD)
Domestic sewage generation	477	245

5.4	Treatment methodology: *(STP capacity, technology & components)*	245 KLD of wastewater will be generated from the project which will be treated in proposed STP of 425 KLD capacity.

<table>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>245 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 52 KLD
Winter: 17 KLD
Monsoon: 5 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of the letter No. GMADA/DE(PH-2)/2015/1038 dated 24.12.2015 issued by GMADA wherein it has been mentioned as under:

“It is hereby intimated that presently GMADA has not laid the outfall sewer on the peripheral Road around your project. You will, therefore, have to make your own arrangements for treatment and disposal of sewage generated from your project till the time the requisite infrastructure is provided by GMADA. However, it is clarified that GMADA has formulated a proposal for laying water supply, outfall sewer and the sewage load of your project has been duly accounted for, while designing it.

As far as, solid waste management of your project is concerned, it is intimated that your project falls under the Master Plan grid of Mullanpur, the prospective solid waste load of your project has also been accounted for, while deciding the capacity of this facility. However, till the time such infrastructure is provided by the Govt. You will have to make your own arrangement for water supply & solid waste management of your project.”</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:

<table>
<tr><th>S. No.</th><th colspan="2">Total water Requirement</th><th colspan="2">Total wastewater generated</th><th colspan="2">Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td rowspan="2">1.</td><td>Old</td><td>Proposed</td><td>Old</td><td>Proposed</td><td>Old</td><td>Proposed</td><td rowspan="2">Summer: 52 KLD
Winter: 17 KLD
Monsoon: 5 KLD</td><td rowspan="2">Summer: 74 KLD
Winter: 119 KLD
Monsoon: 121 KLD</td></tr>
<tr><td>596 KLD</td><td>307 KLD</td><td>477 KLD</td><td>245 KLD</td><td>116 KLD</td><td>119 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>9 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1x 500 KVA, 2x1010KVA capacity will be installed for essential services such as STP, bore well, etc.</td></tr>
</table>

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td colspan="3">DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td colspan="3"></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td colspan="3"><table><tr><th>Description</th><th>Old as per EC</th><th>Total (kg/day)</th></tr><tr><td>MSW</td><td>2246</td><td>1532</td></tr></table></td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td colspan="3">Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td colspan="3">Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td colspan="3"></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td colspan="3"><table><tr><th>Description</th><th>Total</th></tr><tr><td>Electrical Power requirement (KW)</td><td>5000</td></tr><tr><td>Source</td><td>PSPCL</td></tr></table></td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td colspan="3">Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td colspan="4">Details of activities under Environment Management Plan.<table><tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr><tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr><tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td><td>--</td></tr><tr><td>2.</td><td>Toilets for workers</td><td>2.0</td><td>1.5</td><td>--</td></tr><tr><td>3.</td><td>Wind breaking curtains</td><td>10.0</td><td>3.0</td><td>--</td></tr></table></td></tr>
</table>

4.	Sprinklers for suppression of dust	2.0	3.0	--
5.	Sewage Treatment Plant	80.0		6.5
6.	Solid waste Management	15.0		7.0
7.	Green belt development	18.0		18.0
8.	Rain water harvesting	5.0		2.0
9.	Smog gun	4.0	2.0	--
Total		**Rs. 136.50 Lakhs**	**Rs. 10.50 Lakhs**	**Rs. 33.50 Lakhs**

Further, Rs. 3 cr i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.

Jute Bags 20000	30.00
2 Pond cleaning and rejuvenate as per sechewal model, Distt- Mohali).	100.00
Awareness campaign regarding Parali	20.00
Distribution of STP sludge to farmers	25.00
Mechanical Composter MC Mohali	50.00
2 Nanak Bagichi at Mohali	50.00
Organising seminars (PPCB) and other departments regarding environment.	25.00

After detailed deliberations, SEAC decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall submit the basis for estimating the population @6 persons/floor for SCO plotted.
2. The Project Proponent shall submit component wise details of the land area, built up area, estimation of population, estimation of water demand, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
3. The Project Proponent shall obtain the current status of the letter already issued by GMADA vide letter No. GMADA/DE(PH-2)/2015/1038 dated 24.12.2015 for laying of sewer line and STP for the proposed project.
4. The Project Proponent shall submit permission for abstraction of ground water from PWRDA.
5. The Project Proponent shall submit revised activities under Additional Environmental Activities.

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Sh. Deepak Garg, authorized signatory M/s Curo India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.

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

<table>
<tr><th>Sr No.</th><th>Observations</th><th>Reply</th></tr>
<tr><td>1</td><td>The Project Proponent shall submit the basis for estimating the population @ 6 persons/floor for SCO plotted.</td><td>Revised Water Requirement and Water Balance is attached as Annexure I</td></tr>
<tr><td>2</td><td colspan="2">The Project Proponent shall submit component wise details of the land area, built up area, estimation of population, estimation of water demand, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal

Reply as under:
<table>
<tr><th>Description</th><th>Details as per earlier Environment Clearance</th><th>Difference</th><th>Details as per Expansion proposal</th></tr>
<tr><td>Land Area</td><td>41197 Sqm</td><td>-3903.80 Sqm</td><td>37293.20 Sqm</td></tr>
<tr><td>Built up area</td><td>125237 Sqm</td><td>55054 Sqm</td><td>180291 Sqm</td></tr>
<tr><td>Population</td><td>8778 Persons</td><td>-1095 Persons</td><td>7683 Persons</td></tr>
<tr><td>Water Demand</td><td>596 KLD</td><td>-258 KLD</td><td>338 KLD</td></tr>
<tr><td>Waste Generation</td><td>477 KLD</td><td>-207 KLD</td><td>270 KLD</td></tr>
<tr><td>Flushing Requirement</td><td>116 KLD</td><td>24 KLD</td><td>140 KLD</td></tr>
<tr><td>Green Area Requirement</td><td>57 KLD</td><td>-5 KLD</td><td>52 KLD</td></tr>
<tr><td>MSW</td><td>2246 Kg/Day</td><td>-284 Kg/Day</td><td>1962 Kg/Day</td></tr>
</table></td></tr>
<tr><td>3</td><td>The Project Proponent shall obtain the current status of the letter already issued by GMADA vide letter No. GMADA/DE(PH-2)/2015/1038 dated 24.12.2015 for laying of sewer line and STP for the proposed project.</td><td>Letter from GMADA is submitted.</td></tr>
</table>

4	The Project Proponent shall submit permission for abstraction of ground water from PWRDA.	Copy is submitted.	
5	The Project Proponent shall submit revised activities under Additional Environmental Activities.	Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	300.00 Lacs

The Project Proponent submitted the letter issued by GMADA vide Memo No. GMADA-DE(PH-2)-2024/101 dated 6.01.2024, wherein, it was mentioned by GMADA that the network for disposal of surplus treated sewage has already been designed for New Chandigarh and the storm sewer scheme to be laid on VR-1 Road is already under designing process. Further, as and when these services are laid on VR-1 Road, their connection would be provided to the project of M/s Curo India Pvt. Ltd. as per the Rules applicable. The Committee observed that the GMADA has not given any firm commitment for laying of sewerage line & storm water line for the disposal of surplus treated sewage & storm water. In this regard, the Project Proponent informed the Committee that as the project would take 4-5 years to make it fully operational. The Committee asked the Project Proponent to submit an affidavit duly attested by the Executive Magistrate, Mohali stating that the project proponent will not give physical possession of the units to the customers till the outlet of the project sewer is connected to the sewer line of GMADA, New Chandigarh. The Project Proponent submitted the affidavit duly attested by the Executive Magistrate, Mohali in this regard which has taken on record by the Committee.

The Committee after detailed deliberations, decided to forward the case to SEIAA with the recommendation to grant Environmental Clearance for expansion of Group Housing Project, namely "Marbella Twin Tower and Marbella Curo One" located at Village- Mullanpur Garibdass, District-SAS Nagar, Punjab by M/s Curo India Pvt. Ltd. for total land area of 37293.20 sqm (excluding road widening) and built-up area of 1,80,291 sqm) with following standard & specific conditions:

Specific Condition:

(i) The Project Proponent shall not give physical possession of the residential & commercial units to the customer till the outlet of the project sewer is connected to the sewer line of GMADA, New Chandigarh for the disposal of excess treated waste water.

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, murram 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.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.5	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	2.0	3.0	--

5.	Sewage Treatment Plant	80.0		6.5
6.	Solid waste Management	15.0		7.0
7.	Green belt development	18.0		18.0
8.	Rain water harvesting	5.0		2.0
9.	Smog gun	4.0	2.0	--
Total		**Rs. 136.50 Lakhs**	**Rs. 10.50 Lakhs**	**Rs. 33.50 Lakhs**

Additional Environmental Activities:

Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	300.00 Lacs

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.

Item No. 274.05: Application for Environment Clearance under EIA Notification dated 14.09.2006 of plotted development project namely "The Wellness City" at Village Alampur & Fatehpur Garhi, Tehsil Rajpura, Patiala, Punjab by M/s Greenland Realcon (P) Ltd. (Proposal no. SIA/PB/INFRA2/454546/2023).

The Project Proponent was granted auto Terms of Reference vide dated 18.08.2023 for carrying out EIA study for obtaining Environment Clearance.

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 of Plotted Development Project namely "The Wellness City" at Village Alampur & Fatehpur Garhi, Tehsil Rajpura, Patiala, Punjab for total land area of 229137 sqm having built up area of 187097 Sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted final EIA report and the Project Proponent has deposited of Rs. 1,87,097/- vide UTR No N164232501895107 dated 13.06.2023.

Punjab Pollution Control Board vide letter No. 9757 dated 29.12.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 01/11/2023 and it was observed as under:-

SR. NO.	*Information Sought*	*Comments*
1.	*Construction status of the proposed project. Please send the clear-cut report as to whether construction for the project has been started for the project except for securing the land.*	*The promoter has provided the boundary wall around the proposed project's land. However, the promoter has not started any construction activity at the location.*
2.	*Status of physical structures within 500m radius of the site including the status of industries ,drain ,river, eco sensitive structure ,if any.*	*1) There is no rice sheller/ saila plant, stone crusher, brick/cement plant/cement grinding/hot mix plants situated within 100 m radius of the proposed site* *2) There is no MAH unit situated within the radius of 250 m of the proposed site.* *3) No high tension wire is passing over proposed land.*
3.	*Whether the site is meets with the prescribed criteria for setting up of such types projects, please send a clear-cut recommendation.*	*As per Department of Science, Technology & Environmental and Non-Conventional Energy, Govt. of Punjab vide order no. 3/6/07/STE(4)/3770 dated 30/10/2009, the*

		statutory master plan has been notified under the Punjab Regional and Town Planning and Development Act, 1995 (Amended) 2006, mixed land use or any other development / construction which comes up as per the earmarked zone, in case new residential/ commercial, there is no need to keep any additional distance from the existing industry from the environment point of view because these factors have already been considered while earmarking the use of land for different categories in the Master Plan, as per notification no. 6312 dated 11th August, 2009 issued by Department of Housing and Urban Development. *Thus, the site proposed colony is suitable as per sitting guidelines prescribed by the Board/ Govt. and also with Depth of Science Technology, Environment & Non- Conventional Energy Govt. of Punjab's Order No.3/6/07/STE(4)/3770 dated 30.10.2009."*

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Sh. Akash Mehta, Project Head M/s Greenland Realcon Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.

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:	Plotted Development Project namely "The Wellness City" by M/s Greenland Realcon (P) Ltd.
1.2	Proposal:	SIA/PB/INFRA2/454546/2023
1.3	Location of Project:	Village Alampur & Fatehpur Garhi, Tehsil Rajpura, Patiala, Punjab

1.4	Details of Land area & Built up area:	Land Area= 229137 Sqm and Built-up Area= 187097 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project (Rs. in crores)	32.04 Cr
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	The Project Proponent has already been issued approved layout plan.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the approved layout plan vide dated 27.01.2023 issued by Chief Town Planner, Punjab for land area measuring 59.979 acres.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	NOC vide No. 7049 dated 22.10.2021 issued by Divisional Forest Officer, Patiala wherein it has been mentioned that the establishment of the project with does not impact on any forest area.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. an undertaking in this regard has been submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No. an undertaking in this regard has been submitted.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Gobindgarh which is approx. 40 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.
3.6	Green area Requirement and proposed No. of trees:	Total green area: 14526 Sqm Proposed trees to be planted: 3000 nos.

4.	Configuration & Population

4.1 Configuration:

AREA STATEMENT			
DESCRIPTION	**AREA (SQYD)**	**AREA (ACRE)**	
Area as per Clu 1 (on Dated - 4 Sept , 2008)	244904.00 Sq.Yd	50.6000A CRE	
Area as per Clu 2 (on Dated - 28 Apr , 2022)	43660.67 Sq.Yd	9.0208 ACRE	
Area Under Revenue Rasta	1734.790 Sq.Yd.	0.358 ACRE	
TOTAL SITE AREA AS PER CLU /GROSS AREA (A)	**290299.46 Sq.Yd.**	**59.979 ACRE**	
E.W.S 5% ON GROSS AREA (B)	**14515.889 Sq.Yd.**	**3.000 ACRE**	
Excluded Revenue Rasta Area From Scheme (C)	1734.790 Sq.Yd.	0.358 ACRE	
NET PLOT AREA/SCHEME AREA = A - (B + C)	274048.781 Sq.Yd.	56.621 ACRE	100.000%
AREA UNDER ORGANISED PARK	**17367.132 Sq.Yd.**	**3.588 ACRE**	**6.337 %**
AREA UNDER SALEBABLE			
SALEABLE AREA UNDER RESIDENTIAL PLOTS PROPOSED	83026.978 Sq.Yd.	17.154 ACRE	30.296 %
SALEABLE AREA UNDER INDEPENDENT FLOORS PROPOSED	15027.997 Sq.Yd.	3.105 ACRE	5.484 %
AREA UNDER RESERVED PROPOSED	29619.328 Sq.Yd.	6.120 CRE	10.808 %
SALEABLE AREA UNDER COMMERCIAL PROPOSED	13702.112 Sq.Yd.	2.831 ACRE	5.000 %
TOTAL SALEABLE AREA	**141376.415 Sq.Yd.**	**29.210 ACRE**	**51.588 %**
AREA UNDER PUBLIC FACILITIES			
AREA UNDER HIGH SCHOOL PROPOSED	9707.090 Sq.Yd.	2.006 ACRE	3.542 %
AREA UNDER NURSERY SCHOOL PROPOSED	1195.896 Sq.Yd.	0.247 ACRE	0.437 %
AREA UNDER COMMUNITY CENTRE PROPOSED	3397.917Sq.Yd.	0.702 ACRE	1.240 %
AREA UNDER DISPENSARY PROPOSED	2420.833 Sq.Yd.	0.500 ACRE	0.883 %
TOTAL AREA	**16721.736 Sq.Yd.**	**3.455 ACRE**	**6.102 %**
AREA UNDER SERVICES			
AREA UNDER WATER WORKS	500.906 Sq.Yd.	0.103 ACRE	0.183 %
SOLID WASTE MANAGEMENT	951.305 Sq.Yd.	0.197 ACRE	0.347 %

AREA UNDER STP	1066.784 Sq.Yd.	0.220 ACRE	0.389 %
ELECTRICAL GRID STATION	352.026 Sq.Yd.	0.073 ACRE	0.129 %
TOTAL SERVICES AREA	**2871.021 Sq.Yd.**	**0.593 ACRE**	**1.048 %**
AREA UNDER ROADS,PARKING,PATHWAYS AND BUFFER AREA	**95712.477 Sq.Yd.**	**19.775 ACRE**	**34.925 %**
TOTAL	**274048.781 Sq.Yd.**	**56.621 ACRE**	**100.00 0%**

The above said details are as per the approved layout plan.

4.2 Water & Population details:

1	No of Plots 318 Plots	318 Plots @ 15 persons each per plot	4770 Persons
2	EWS	3.0 Acre@ 400 persons/ Acre	1200 Persons
3	Independent 52 plots	52 plots @ 20 Persons/ Plot	1040 Persons
4	Commercial	2.831 acre@ 100 persons/ Acre	283 Persons
5	Area Under Public Facililites	3.415 @ 100 persons/ Acre	341 Persons
6	Plots Population	4770 @ 135 lit./day	644 M3/day
7	EWS population	1200 @135 lit./day	162 M3/day
8	Independent floors	1040 @ 135 lit./day	140 M3/day
9	Commercial	283 @ 45 lit./day	13 M3/day
10	Area Under Public Facililites	341 @45 lit./day	15 M3/day
11	Total Domestic water required		974 KLD
12	Total Discharge @ 80% to STP		779 KLD
13	Flushing	Population 7010 @ 45 lit/day Commercial 283 @ 20 lit/day Public Facililites 341 @ 20 lit/day	315 M3/day 6 M3/day 7 M3/day
14	Green area	14526 Sqm @5.5 lit/day	80 M3/day

<table>
<tr><td>5.1</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.2</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.</td></tr>
<tr><td>5.3</td><td>Total wastewater generation:</td><td>767</td></tr>
<tr><td>5.4</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>767 KLD of wastewater will be generated from the project which will be treated in proposed STP of 1100 KLD capacity.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>321 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 80 KLD
Winter: 26 KLD
Monsoon: 7 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>The Project Proponent has proposed to Karnal Technology adjoining of the project for utilization of the excess treated wastewater for land area measuring 5.177 acres.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Onto Karnal Technology (5.177 acres)</th></tr>
<tr><td>1.</td><td>974</td><td>779 KLD</td><td>408 KLD</td><td>328 KLD</td><td>Summer: 80 KLD
Winter: 26 KLD
Monsoon: 7 KLD</td><td>Summer: 371 KLD
Winter: 425 KLD
Monsoon: 444 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>57 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1x125 KVA capacity will be installed for essential services such as STP, bore well, etc.</td></tr>
</table>

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>2861 Kg/ Day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated whichwill be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>
<table>
<tr><th>Description</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>3500</td></tr>
<tr><td>Source</td><td>PSPCL</td></tr>
</table>
</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td><td>--</td></tr>
<tr><td>2.</td><td>Toilets for workers</td><td>2.0</td><td>1.5</td><td>--</td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>3.0</td><td>2.0</td><td>--</td></tr>
</table>
</td></tr>
</table>

4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	30.0		6.0
6.	Solid waste Management	10.0		10.0
7.	Green belt development	30.0		30.0
8.	Rain water harvesting	6.0		2.0
9.	Smog gun	2.0	1.0	--
Total		**Rs. 88.50 Lakhs**	**Rs. 7.50 Lakhs**	**Rs. 48.00 Lakhs**

Additional Environment activities.

Supply of Crop Residue machinery for management of stubble burning (in-situ/ex-situ in consultation with District Administration.	32 lacs

The Committee perused the PPCB report submitted vide letter No. 9757 dated 29.12.2023. The Committee observed that the layout plan of the project was approved by Chief Town Planner, Punjab for total land area of 59.979 acres. The Project Proponent apprised the Committee that the excess treated waste water of 444 KLD (monsoon season) is proposed to be utilized for Karnal Technology in the land area of 5.177 acres adjoining to the project. The project proponent submitted the consent of the land owners in this regard. Further, the project proponent has submitted an affidavit that the land area measuring 5.177 acres proposed for Karnal Technology for the utilization of excess treated waste water shall not be used for any other purpose until the project sewer is connected with the public sewer and the project proponent shall purchase the land area of 5.177 acre from the land owners within a period of one year. The affidavit submitted by the Project Proponent has taken on record by the Committee.

The Committee after detailed deliberations, decided to forward the case to SEIAA with the recommendation to grant Environmental Clearance of plotted development project namely "The Wellness City" located at Village- Alampur and Fatehpur Garhi, Tehsil – Rajpura, Patiala, Punjab by M/s Greenland Realcon (P) Ltd. for total land area of 229137 sqm and built-up area of 187097 sqm with following standard & specific conditions:

Specific Conditions:

(i) The Project Proponent shall not use the land area of 5.177 acres dedicated for Karnal Technology for the utilization of excess treated waste water for any other purpose until the project sewer is connected with the public sewer. Further, the Project Proponent shall purchase the land area of 5.177 acre from the land owners within a period of one year.

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, murram 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.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.5	--
3.	Wind breaking curtains	3.0	2.0	--

4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	30.0		6.0
6.	Solid waste Management	10.0		10.0
7.	Green belt development	30.0		30.0
8.	Rain water harvesting	6.0		2.0
9.	Smog gun	2.0	1.0	--
Total		Rs. 88.50 Lakhs	Rs. 7.50 Lakhs	Rs. 48.00 Lakhs

Additional Environment activities.

Supply of Crop Residue machinery for management of stubble burning (in-situ/ex-situ in consultation with District Administration.	32 lacs

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.

Item No. 274:06: Application for Environmental Clearance under EIA notification dated 14.09.2006 of commercial project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab by M/s Pure Infratech (Proposal No. SIA/PB/INFRA2/455344/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 of commercial project namely "Vardhman City Centre" at Village Mundian Khurd, Tehsil & District Ludhiana, Punjab for total land area of 6950.52 sqm having built up area of 25,119.980 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has informed that the initially in January, 2022, it has been planned to build 30 SCOs on 4,775.55 sqyards of land having total built up area of 12,619 sqm. But now considering recent adaptation to marked dynamics has led to a revised plan for the comprehensive development of the commercial project across the entire plot area of 8,312.54 sqyards.

The project proponent has deposited fees of Rs. 50,240/- vide UTR No. IDIBH23338234417 dated 04.12.2023.

Punjab Pollution Control Board vide letter No. 233 dated 09.01.2024 furnished the latest construction status report is as under:

"In regard to above, it is intimated that the site of the project was visited by the officer of the Board on 28.12.2023 and point wise report is as under:

(i) No constructional activity going on at site. There is old civil structure standing at site as per layout plan submitted by the Project Proponent, this old structure required to be demolished before execution of this project.

(ii) There is no MAH and Air polluting industry, river, drain and eco-sensitive structures within the radius of 500 m from the boundary of the project.

(iii) The site falls within the Notified Master Plan, Ludhiana (2007-31). However, the project proponent has not submitted area classification report and thus comments cannot be given regarding classification of area as per Notified Master Plan, Ludhiana (2007-31).

(iv) The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification no 3/6/07/STE (4)/2274 dated 25.07.2008, amended on 30.10.2009.

The Project Proponent shall adopt adequate pollution control measures and obtain necessary consent to establish from the Board under the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981."

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Mr. Jagdish Kumar Bansal, General Manager M/s Pure Infratech.
(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 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:	Commercial Project "Vardhman City Centre" by M/s Pure Infratech
1.2	Proposal:	SIA/PB/INFRA2/455344/2023
1.3	Location of Project:	Village Mundian Khurd, Tehsil and District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Total plot area: 6,950.52 sq.m. Built up area: 25,119.980 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 37.50 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls under Industrial zone as per Master Plan of Ludhiana.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	It is submitted that the parcel of land has been acquired from M/s Vardhman Polytex Ltd. The registry for 4,775.55 sqyards of land has been done in year 2016 & 2019 and consent of the remaining land area of 3536.99 sqyards has been obtained from M/s Vardhman Polytex Ltd.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. A self-declaration in the prescribed format has been submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. A self-declaration in the prescribed format has been submitted
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. A self-declaration in the prescribed format has been submitted
3.4	Distance of the project from the Critically Polluted Area.	The project falls outside the critical polluted area of Ludhiana.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Total green area: 1320 sq.m. Total no. of trees required = @ 1 tree per 80 sq.m. of plot area = 6,950.52/ 80 = 86.88 say 87 Trees or @ 1 tree per 225 sqm of built-up area = 25,119.980/225 = 111.64 say 112 Trees. Proposed trees to be planted = 112 trees
4.	**Configuration & Population**	
4.1	Proposal & Configuration The Project comprises of 139 retail shops, 6 Kiosk, 7 Restaurants and 41 offices. Area Statement	

S. No.	Description	Area (in sq.m.)
1.	Total site Area	6,950.52
2.	Permissible Ground Coverage (@ 50%)	3,475.260
3.	Proposed Ground coverage (@ 44.70%)	3,106.870
4.	Permissible F.A.R (@ 3)	20,851.560
5.	Proposed F.A.R (@ 2.37)	16,439.170
6.	Total Basement Area • Basement 01 • Basement 02	7,516.500 • 4,206.190 • 3,310.310
7.	Non FAR including basement	8,680.81
8.	**Built up Area (FAR+ Non FAR including Basement)**	**25,119.980**
9.	Proposed Green Area	1320

Floor Wise Area Details

Floors	FAR (in sq.m.)	Non FAR (in sq.m.)	Total Built-up Area (in sq.m.)
Basement 1	-	4206.190	4206.190
Basement 2	-	3,310.310	3,310.310
Ground Floor	3,039.38	42.62	3082.00
First Floor	2,876.46	205.53	3081.99
Second Floor	2,936.39	145.59	3081.98
Third Floor	2468.45	137.14	2605.59
Fourth Floor	1189.23	143.9	1333.13
Fifth Floor	1178.14	154.97	1333.11
Sixth Floor	1031.89	111.52	1143.41
Seventh Floor	1031.89	111.52	1143.41
Eighth Floor	687.34	111.52	798.86
	16,439.170	**8,680.81**	**25,119.980**

4.2 Population details

Total estimated population is about 3,153 persons.

Population details

S. No.	Description	Area (in sq. m.)	Criteria	No. of Persons
1	Ground Floor ➢ Retail • Visitors (@ 90%) • Staff (@ 10%)	3,039.38	3 sq.m. /person	**1,013** • 912 • 101
2.	1st Floor ➢ Retail • Visitors (@ 90%) • Staff (@ 10%)	2,876.46	6 sq.m. /person	**479** • 431 • 48
3.	2nd Floor ➢ Retail • Visitors (@ 90%) • Staff (@ 10%)	2,936.39	6 sq.m. /person	**489** • 440 • 49
4.	3rd Floor ➢ Retail • Visitors (@ 90%) • Staff (@ 10%)	1630	6 sq.m. /person	**272** • 245 • 27

	➢ Restaurant • Visitors (@ 90%) • Staff (@ 10%)	608	1.8 sq.m. /person	**338** • 304 • 34
5.	4^{th} -8^{th} Floors • Offices	5,118.49	10 sq.m. /person	512
6.	Maintenance Staff	-	LS	50
	Total Estimated Population			**3,153 Persons**

5 Water

5.1 Total fresh water requirement:
116 KLD

Water Demand and Wastewater Generation Details

S. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing water (lpcd)	Flushing Water Requirement (KLD)	Fresh Water Requirement (KLD)
1.	**Retail** • Staff Population • Visitor Population	225 2028	45 15	10 30	20 10	4.5 20	5.5 10
2.	**Offices**	512	45	23	20	10	13
3.	**Restaurant** • Staff Population • Visitor Population	34 304	45 70	1.5 21	20 15	0.7 5	0.8 16
4.	Maintenance Staff	50	45	2.3	20	1	1.3
	Total	**3,153**		**87.8 say 88**		**41.2 say 41**	**46.6 say 47**
Wastewater Generation (@ 80% of water requirement)							70 KLD

	Treated Sewage (@ 98%)	69 KLD
	Make up water for Cooling tower [600 TR capacity] • Summer • Monsoon	 69 KLD 69 KLD
	Water req. for green area of 1320 sq. m. in Summer Season (@ 5.5 lit/sq.m./day)	7 KLD
	Water req. for green area of 1320 sq. m. in Winter Season (@ 1.8 lit/sq.m./day)	2 KLD
	Water req. for green area of 1320 sq. m. in Monsoon Season (@ 0.5 lit/sq.m./day)	1 KLD

5.2	Source:	Borewell Supply
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Not submitted.
5.4	Total wastewater generation:	70 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	70 KLD of sewage will be generated from the project which will be treated in proposed STP of 80 KLD capacity based on FAB Technology followed by UF.
5.6	Treated wastewater for flushing purpose:	41 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 7 KLD Winter: 2 KLD Monsoon: 1 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed off to MC sewer.
5.9	Cumulative Details:	

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	88 KLD	70 KLD	69 KLD	41 KLD	Summer: 7 KLD Winter: 2 KLD Monsoon: 1 KLD	Summer: 21 KLD Winter: 26 KLD Monsoon : 27 KLD

5.10	Rain water harvesting proposal:	2 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Layout showing 2 rain water recharging pits is enclosed along with application.
6	Air	
6.1	Details of Air Polluting machinery:	2 DG sets of capacity 1×1250 KVA & 1×1010 KVA each.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets 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	692 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Biodegradable waste will be converted into Manure using 1 Composter of 300 kg. Layout plan showing area marked for composter is attached along. Biodegradable waste will be managed by installation of one Composter of size 300 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at approved dumping site or disposal site of MC. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.
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 sold 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 connected load for the proposed commercial project will be approx. 2,216 KW.
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building which will generate 43.225 KW of power generation. Energy will be saved by utilizing LED bulbs in common & street areas & other measures, etc.
8.3	Details of activities under Environment Management Plan.	

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)

1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	15	0.5	0.5
2.	Water Pollution Control (STP of 80 KLD based on FAB technology followed by UF.)	90	2.5	8
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	1
4.	Landscaping (112 nos. of trees)	4	-	3.5
5.	Solid Waste Management (Composter of capacity 300 kg)	20	1.5	4
6.	Rain water Harvesting (2 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10	3	5
Total		**Rs. 177 Lakhs**	**Rs. 11 Lakhs**	**Rs. 25 Lakhs**

Additional Environment Activities

S. No.	Activities	Amount in Lakhs
1.	Greening Punjab Mission Fund	37.5
Total		**37.5**

The project proponent apprised the Committee that out of total land area of 8312.54 sq. yards, the registry of 4775.55 sq. yards has been done in year 2016 & 2019. Further, the Project Proponent i.e., M/s Pure Infratech has entered into an agreement with M/s Vardhman Polytex Limited (VPL) for the development of their commercial project namely "Vardhman City Centre" wherein VPL has given consent for sale of the area of 3537.20 sq. yards to be used as parking area and for the betterment of the commercial project of M/s Pure Infratech. Further, the project proponent has submitted letter No. 718/XEN/B date 5.12.2023 obtained from Municipal Corporation, Ludhiana for allowing the discharge of excess treated waste water (30 KLD during monsoon season) into their sewer.

The Project Proponent apprised the Committee that application for access road to the project has already been submitted through PARIVESH Portal vide proposal no. FP/PB/ROAD/456106/2023 dated 20.12.2023 for getting forest clearance and the same is under process.

The Committee after detailed deliberations, decided to forward the case to SEIAA with the recommendation to grant Environmental Clearance for commercial project, namely "Vardhman City Centre" located at Village- Mundian Khurd, Tehsil & District- Ludhiana, Punjab by M/s Pure Infratech for total land area of 6950.52 sqm and built-up area of 25,119.980 sqm.

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, murram 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.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost	Recurring Cost	Recurring Cost

		(in Lakhs)	(in Lakhs per Annum)	(in Lakhs per Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	15	0.5	0.5
2.	Water Pollution Control (STP of 80 KLD based on FAB technology followed by UF.)	90	2.5	8
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	1
4.	Landscaping (112 nos. of trees)	4	-	3.5
5.	Solid Waste Management (Composter of capacity 300 kg)	20	1.5	4
6.	Rain water Harvesting (2 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, 43.225 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10	3	5
Total		**Rs. 177 Lakhs**	**Rs. 11 Lakhs**	**Rs. 25 Lakhs**

Additional Environment Activities

S. No.	Activities	Amount in Lakhs
1.	Greening Punjab Mission Fund	37.5
Total		**37.5**

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.

Item No. 274.07: **Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 of Integrated Industrial Estate namely "Super Mega Industrial Estate" at Village Chamaru (H.B. No. 79) & Mehtabgarh (H.B. No. 77), Teh. Rajpura, Distt. Patiala, Punjab by M/s Vividha Infrastructure Pvt. Ltd. (Proposal No. SIA/PB/MIS/307413/2023)**

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. SEIAA/2018/643 dated 13.08.2019 for establishment of integrated industrial Estates namely "Super Mega Industrial Estate" in the revenue estate of Village Chamaru & Mehtabgarh, Tehsil Rajpura, District Patiala for land area of 255.28 acres.

Thereafter, the Project Proponent was granted amendment in Environmental Clearance vide SEIAA letter No. DECC/SEIAA/2019/628 dated 13.08.2019 for establishment of integrated industrial Estates namely "Super Mega Industrial Estate" in the revenue estate of Village Chamaru & Mehtabgarh, Tehsil Rajpura, District Patiala, Punjab.

The Project Proponent has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 of Integrated Industrial Estate namely "Super Mega Industrial Estate" at Village Chamaru (H.B. No. 79) & Mehtabgarh (H.B. No. 77), Teh. Rajpura, Distt. Patiala, Punjab for total land area of 255.28 acres. The project is covered category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Mr. Virender Chauhan, Compliance Officer M/s Vividha Infrastructure Pvt. 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 of the application proposal Thereafter, the Environmental Consultant presented the case as under:

S. No.	Area details	EC 2018	Proposed Changes	Total (After Amendment)
		Area (acres)		
1.	Total area	255.28		
2.	Area under Revenue Rasta	1.055		
3.	Area under Future Road Widening	2.772	0.909	3.681
4.	Area excluded in	--	1.645	1.645

	planning			
5.	**Net Planning Area {1-(3+4)}**	**252.508**	**(-) 2.554**	**249.954**
6.	Area under Industrial Plots	138.879	10.98	149.859
7.	Area under Commercial Plots	--	12.004	12.004
8.	Green Area	18.11	(-) 0.718	17.392*
9.	Utilities & Common Facilities Area	62.36	(-) 43.661	18.699
10.	Reserved Area	--	24.549	24.549
11.	Area under Roads & Open areas	33.159	(-) 5.708	27.451
12.	**Net Planned Area (6+7+8+9+10+11)**	**252.508**	**(-) 2.554**	**249.954**
13.	**Population**	18,903 persons	(-) 358 persons	18,545 persons @ 100 persons/acre
14.	**Total Water demand**	1,128 KLD	(-) 345 KLD	783 KLD @ 45 lpcd
15.	**Flushing water demand**	420 KLD	(-) 66 KLD	354 KLD @ 20 lpcd
16.	**Fresh Water demand**	624 KLD	(-) 195 KLD	429 KLD

The project proponent has submitted an undertaking that no Category A & B industry falling in the Schedule of EIA Notification dated 14.09.2006 presently operating within the project. The project proponent also apprised the committee that in addition to the designated green area of 17.392 acres, additional green area of 8.588 acres has been proposed along periphery of industrial plots and along internal roads. Thus, total green area proposed will be 25.98 acres. The project proponent has also submitted self-certified compliance report and the same was found to be satisfactory by the Committee.

The Committee after detailed deliberations, decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance of Integrated Industrial Estate, namely "Super Mega Industrial Estate" located at Village- Chamaru (H.B No. 79) & Mehtabgarh (H.B No. 77) Tehsil-Rajpura, District-Patiala, Punjab by M/s Vividha Infrastructure Pvt. Ltd.

Item No.274.08: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely "Florence Park" located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab by M/s Ambika Realcon Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/438206/2023).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for construction of group housing project namely Ambika city in the revenue estate of village Dhodhe majra, New Chandigarh District SAS nagar vide letter no. 2561 dated 10.06.2016. The total land area of the project was 42334.161 sq.m. having built area of 1,46,613.16 sq.m. The project was covered under category 8(a) of the schedule appended with the EIA notification dated 14.09. 2006. The project comprising of residential and commercial is in the approved Master Plan of New Chandigarh (Mullanpur) and it falls in mixed land use zone.

The project proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely "Florence Park" located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.

The land area of the project after Expansion shall be 43092.95 sq.m. and built-up area of project after Expansion shall be 163637.516. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent submitted EIA report, TOR compliance and other additional documents through online portal. The Project proponent has also deposited Rs. 4,260/- vide UTR No. PUNBH22097248652 dated 07.04.2022 and Rs. 12,770/- vide UTR No. PUNBH23206657828 dated 25.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7225 dated 18.09.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 31.08.2023 and it was observed as under:

1. *The proposed site of the project is located at Village Dhode Majra, New Chandigarh, District SAS Nagar, during the visit no construction work was in operation.*

2. *As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.*

3. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250m from the boundary of the proposed site of the project.*

4. *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*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5. *The site of the project is conforming to the siting guidelines laid down by the Government of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009."*

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Rajinder Kumar Aggarwal, CA M/s Ambika Realcon Pvt 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	Expansion of Group Housing Project "Florence Park" at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.
1.2	Proposal	SIA/PB/INFRA2/438206/2023

<table>
<tr><td>1.3</td><td>Location of Project</td><td>Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area</td><td>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Total Site Area</td><td><u>42,334.161 sq.m.</u> (10.461 acres)</td><td>758.78 sq.m. (0.1875 acre)</td><td>43,092.95 sq.m. (10.6485 acres)</td></tr>
<tr><td>2.</td><td>Built-up Area</td><td>1,46,613.16 sq.m</td><td>17,024.356 sq.m</td><td>1,63,637.516 sq.m</td></tr>
</table>
</td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Total project cost after expansion is estimated to be Rs. 398.11 Crores. Comparison details as per earlier EC accorded is given below:
<table>
<tr><th>Project Cost</th><th>EC Accorded (Revised cost)</th><th>Proposed (for Expansion)</th><th>Total (after Expansion)</th></tr>
<tr><td>*Rs. 379.61 crores (210.13 + 169.48)</td><td>Rs. 18.50 Crores</td><td>Rs. 398.11 Crores</td></tr>
</table>
*Project cost as per EC letter was 210.13 crores. Revised cost estimates against the planning in earlier EC = Rs. 379.61 crores. Rs. 355.93 crores have been spent on project till 15.03.2023.</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan</td><td>Master plan showing the location of the project submitted.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in</td><td>1. Permission for Change of Land use for total land area measuring 10.461 acres for the construction of group</td></tr>
</table>

	favour of statement at 2.1, details thereof: (CLU/building plan approval status)	housing project issued by Chief Town Planner vide Memo no. 96-CTP(PB)SP-432 dated 07.01.2016 submitted. 2. Permission for Change of Land use for total land area measuring 0.1875 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 7416-CTP(PB)SP-432M dated 03.12.2021 submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no forest land is involved in the proposed land are of 10.461 acres.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no PLPA land is involved in the proposed land are of 10.461 acres.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	The project does not fall in eco-sensitive zone of City Bird Sanctuary as the project is located at a distance of approx. 11 km from the project location. However, Sukhna Wildlife Sanctuary is located 9.8 km from the project site for which NBWL Clearance is required. Thus, application has already filed vide proposal no. FP/PB/Others/6372/2022 dated 24.05.2022 and screenshot showing the status of the application is attached with application.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 82 km from our project location.

3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Project falls outside the eco-sensitive zone of City Bird Sanctuary. However, it falls inside the eco-sensitive zone of Sukhna Wildlife Sanctuary. Thus, application has already been filed for wildlife clearance for the project.
3.6	Green area requirement and proposed No. of trees:	Total green area after expansion: 11,251.033 sq.m. No. of trees required = 728 trees Proposed trees to be planted: 735 trees.
4.	**Configuration & Population**	
4.1	Configuration	

Sl. No.	Description	EC accorded	Proposed	Total after Expansion
1.	Total Site Area	42,334.161 sq.m. (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)
2.	Components	• 8 Residential Towers • 1 Community Building	• 1 Tower • 1 Villa • 8 commercial booths • 17 commercial units	• 9 Residential Towers • 1 Villa • 8 commercial booths • 17 commercial units • 1 Community Center/ nursery school
3.	No. of Flats	893 Flats	- 181 Flats	712 Flats
4.	Built up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
5.	Green Area	10,885.50 sq.m	365.533	11,251.033 sq.m
6.	Estimated Population	4,527 Persons	-522 Persons	4,005 Persons
7.	Total Water Requirement	896 KLD	- 405 KLD	491 KLD
8.	Fresh Water Demand	695 KLD	- 370 KLD	325 KLD
9.	Wastewater Generation	717 KLD	- 317 KLD	400 KLD
10.	STP capacity	800 KLD	- 200 KLD	600 KLD (installed in 2 modules having capacity 300 KLD each)
11.	Parking provision	1,966 ECS	- 472 ECS	1,494 ECS

12.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 kg/day
13.	Rain water recharging pits	10 Pits (7 pits already constructed)		
14.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA
15.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA (Existing 2 DG sets i.e. 1010 kVA & 500 kVA)
16.	Project Cost	*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores

**Revised cost estimates against the planning in earlier EC. Project cost as per EC letter was Rs. 210.13 crores.*

FAR, Non-FAR, Built-up Area & Ground Coverage

Sr. No.	Towers	No. of Floors	FAR details (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (FAR+ Non-FAR (in sq.m)	Ground Coverage (in sq.m.)
1	T1	G+14	6787.108	1,621.344	8408.452	137.811
2	T2A	G+15	9236.570	1,649.861	10886.431	685.960
3	T2B	G+15	9882.910	1720.440	11603.35	741.013
4	T3	G+15	9236.570	1649.861	10886.431	685.960
5	T4	G+18	13359.633	2134.227	15493.86	840.870
6	T5	G+18	13359.633	2134.227	15493.86	840.870
7	T6	G+18	13002.647	2373.007	15375.653	886.847
8	T7	G+18	13002.647	2373.007	15375.653	886.847
9	T8	G+18	13002.647	2373.007	15375.653	886.847
10	Villa	G+2	1128.00	120	1248	376.00

11	Guard Room	-	10	0	10	10
Total			**1,02,008.365**	**18,148.981**	**1,20,157.343**	**6,979.025**
12	Commercial-1 (8 Booths)	-	294.593	0	294.593	294.593
13	Commercial-2 units (9-17)	-	3,718.290	948.910	4667.2	941.724
14	Commercial-3 units (1-8)	-	3,311.600	831.710	4143.31	837.620
15	Community Center	-	1,367.027	0	1367.027	793.362
16	Toilet block	-	36.000	0	36	36
	Total Commercial		**8,727.510**	**1,780.620**	**10508.13**	**2903.298**
17	Basement (Commercial)	-	0	4,767.440	4767.44	0
18	Basement (Residential)	-	0	28,204.602	28204.602	0
	Total		**1,10,735.874**	**52,901.644**	**1,63,637.516**	**9,882.323**

The above said details are as per the approved layout plan.

4.2 Population details

Total no. of persons= 4,005 persons

Sr. No	Block type	Units	Criteria	Population in No.
1.	Residential	712 D.U.s	5 person per D.U	3560
2.	Visitors	_	@10% of residential population	356
3.	Commercial units	17	@ 2 person/unit	34

	4.	Commercial Boot	8	@ 2 persons/booth	16
	5.	Villa	1	5 persons per Villa	5
	6.	Community Center	0.34 acre	100 persons/acre	34
5	Water				
5.1	Total fresh water requirement:		325 KLD		
5.2	Source:		Borewells + GMADA Supply		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*		Yes. Permission has already been obtained from PWRDA for abstraction of ground water for 695 KLD through 3 borewells vide permission no. PWRDA/02/2022/L3/311 dated 08.02.2022. However, as per revised notification of PWRDA vide no.75340/PWRDA-PWRD0GENL/37/2021-PWRDA-BR/418 dated 27th January 2023, our project is exempted from obtaining the permission for abstraction of ground water.		
5.4	Total wastewater generation:		400 KLD		
5.5	Treatment methodology: *(STP capacity, technology & components)*		Wastewater will be treated in already installed STP of 600 KLD capacity based on MBBR Technology (installed in 2 modules i.e. 2x300 KLD).		
5.6	Treated wastewater for flushing purpose:		166 KLD		
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD		
5.8	Utilization/Disposal of excess treated wastewater.		Excess treated wastewater will be utilized for construction purpose and adjoining area developed under Karnal Technology till GMADA sewer is connected.		

5.9 Cumulative Details:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be utilized for construction purpose and onto area reserved for Karnal Technology till GMADA Sewer is connected.
1.	491 KLD	393 KLD	385 KLD in Summer & Winter season and 392 KLD in rainy season	166 KLD	Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD	Summer: 157 KLD Winter: 199 KLD Monsoon: 213 KLD

5.10 Rain water harvesting proposal:

10 no. of rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Out of which, 7 no. rain water recharging pits have been constructed presently. Services Layout Plan showing 10 rain water recharging pits is enclosed along with application.

Sl. No.	Description	EC accorded	Proposed	Total after Expansion
1.	Rain water recharging pits	10 Pits (7 pits already constructed)		

6 Air

6.1 Details of Air Polluting machinery:

After expansion, there is provision of total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA. Presently, 2 DG sets of 1010 KVA and 500 KVA has been installed for power backup.

Sl. No.	Description	EC accorded	Proposed	Total after Expansion
1.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA (Existing 2 DG sets i.e. 1010 kVA & 500 kVA)

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>1,514 kg/day
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Solid waste generation</td><td>1,798 kg/day</td><td>- 284 kg/day</td><td>1,514 kg/day</td></tr>
</table></td></tr>
<tr><td>7.2</td><td>Details of management and disposal of solid waste (Mechanical Composter/ Compost pits)</td><td>Biodegradable waste will be composted in 2 Composters of 500 & 200 kg. Out of which, one composter of 500 kg has already been installed within the project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG sets 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.</td></tr>
<tr><td>8</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Agency: Punjab State Power Corporation Limited (PSPCL).
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Power Load</td><td>6,172 KVA</td><td>- 566.91 KVA</td><td>5,605.09 KVA</td></tr>
</table></td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>LEDs have been proposed instead of CFLs in the project and approx. 7.476 KW energy will be saved.</td></tr>
</table>

		Also, solar panels of capacity 175 KWP are also proposed within the project premises. Thus, total 182.476 kw of energy will be saved.

8.3 Details of activities under Environment Management Plan.

Sl. No.	Title	Remaining Construction Phase	Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air and Noise Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10	1
2.	Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 600 KLD capacity, MBBR-UF)	10	8
3.	Landscaping	5	5
4.	Solid Waste Management (Installation of remaining 1 Composter of capacity 200 kg	10	4
5.	Rain water harvesting (for Construction of remaining 3 pits as out of 10 pits, 7 pits already constructed.	7	3
6.	Energy Conservation measures (Solar lighting, LED fixtures, Solar Panels, etc.)	50	3.5
7.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	5	2.5
Total		97 Lakhs	27 Lakhs

In addition, Rs. 1.2 Crores has been reserved under CSR as per earlier EC letter; out of which, Rs. 51,75,452/- have been spent against the same. Further, as the additional project cost is 187.98 cr. (Rs. 398.11 cr. – Rs. 210.13 cr.). Thus, Rs. 1.88 Crores *(@ 1% of additional project cost)* will be spent under Additional Environmental Activities. Details of activities will be submitted prior to SEAC, Punjab meeting.

During meeting, the Committee observed that the Project Proponent was granted permission for discharging excess treated wastewater into sewer by GMADA vide letter no. 2063 dated 18.08.2023, wherein it has been mentioned that the sewer network for treated sewage is being

laid in New Chandigarh by GMADA for which the work is in progress. The storm sewer network is also to be laid on VR-6 road, New Chandigarh. On completion of the work, the Project Proponent would be allowed to discharge their surplus treated wastewater and rain fall runoff into these networks subject to the terms and conditions laid down by GMADA. It may take up to 3-4 years for completion of work owing to land acquisition issues. In this regard, the Project Proponent proposed to develop the land area as per Karnal Technology for utilization of the excess treated wastewater generated from the project.

The Committee perused the proposal and observed that the Project Proponent has proposed to develop the green area as per Karnal Technology outside the project boundary and lease deed executed for utilization of the land area as per Karnal Technology is valid for only five years. Furthermore, the land ownership of the said land area proposed to develop the green area as per Karnal Technology is not in the name of the Project Proponent. The Committee asked the Project Proponent to submit alternative scheme within project site for the disposal of treated waste water till the connection of project sewer with the MC Sewer. The Project Proponent agreed to the same.

Thereafter, Committee perused the construction status report of the project submitted by Punjab Pollution Control Board vide letter no. 7225 dated 18.09.2023, wherein it has been mentioned as under:

> *"As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance."*

In this regard, the Committee asked the project proponent to submit the justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.

After detailed deliberations, SEAC decided to defer the case till the reply of the below mentioned observations:

1. The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.

2. The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.

3. The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.

4. As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.

5. The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.

6. The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

(i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt Ltd.
(ii) Dr. Sandeep Garg, EC Coordinator M/s Eco Paryavaran Labs & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC Coordinator M/s Eco Paryavaran Labs & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the observations raised in the 260th meeting of SEAC held on 25.09.2023. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	ADS Queries	Reply
1.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.	NBWL application has already been submitted vide Proposal No. FB/PB/Others/6372/2022 for obtaining clearance under the provisions of the Wildlife Protection Act, 1972. A copy of NBWL application and screenshot showing the current status submitted.
2.	The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.	Regarding disposal of excess treated waste water, the Project Proponent informed that during rainy season, the quantity of excess treated water generated from the project shall be 220 KLD. As an alternative arrangement, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater generated from the project till GMADA sewer will be connected. Layout plan showing the areas developed under Karnal Technology submitted. Further, Project Proponent informed that the Environmental Clearance has already been granted from SEIAA, Punjab vide Letter No. SEIAA/2561 dated 10.06.2016, in which the quantity of excess treated water discharge was 496 KLD during rainy season which will be discharged into GMADA Sewer.

		Thus, as per the revised planning, the overall quantity of excess treated water has been reduced from 496 KLD to 220 KLD. Further, recent permission has been obtained from GMADA vide Memo No. GMADA-DE (PH-2)-2023/2063 dated 18.08.2023 for discharging excess treated wastewater into GMADA sewer.
3.	The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.	Adequate energy efficient measures in the form of LEDs instead of CFLs are being provided in the common areas. Also, solar panels of 175 KW capacity are proposed on the roof top of the towers. Presently, overall 40.80 KW of solar panels have already been provided on roof top of the tower nos. 4, 5, 6, 7 & 8. Quantification of energy saved for the project is submitted. Terrace layout plan showing the solar panels is submitted.
4.	As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.	The Project Proponent informed that no construction activity has been carried out beyond the permissible built-up area as per earlier EC granted. As per EC granted, the basement area of 45,021.48 sq.m was approved and break-up of EC accorded built-up area stating the same is submitted. However, as per the revised planning, the basement area has been reduced from 45,021.48 sq.m to 32,972.042 sq.m.
5.	The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.	Rs. 1.2 Crores has been reserved under CER as per earlier EC letter. Out of which, Rs. 61,91,350/- have been spent against the same. While, remaining amount i.e. 58 lakhs will be spent under: • Promoting tree plantations, tree Plantation in nearby surroundings areas. • Rain water harvesting, solar street lighting system in and around the area, etc. Further, as the additional project cost is Rs. 187.98 cr. (Rs. 398.11 Cr. – 210.13 Cr.). Thus, Rs.

<table>
<tr><td></td><td></td><td>1.88 Crores (@ 1% of additional project cost) will be spent under additional environmental activities as given below:
<table><tr><th>Activities</th><th>Amount (in Lakhs)</th></tr><tr><td>1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra</td><td>60</td></tr><tr><td>2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra</td><td>68</td></tr><tr><td>3. Punjab Green Funds</td><td>20</td></tr><tr><td>4. Plantation activities and maintenance in Village Dhode Majra</td><td>40</td></tr><tr><td>Total amount</td><td>Rs. 188 lakhs</td></tr></table>
NOC from Sarpanch of Gram Panchayat, Village Dhode Majra is submitted.</td></tr>
<tr><td>6.</td><td>The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.</td><td>Approx. 200 sq.m. has been reserved for solid waste management within the project premises. The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules, 2016 is submitted. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.</td></tr>
</table>

The Committee observed that the Project Proponent has proposed to develop 2 acres of land under Karnal Technology at 4 Pockets marked as A, B, C & D in the layout plan. Out of these 4 Pockets, Pocket C falls outside the project as shown in the layout plan. Further, it was observed that the road area earmarked as per the Master Plan of SAS Nagar falls within the remaining Pockets A, B & D. Therefore, the Committee felt that the proposal of Project Proponent is not in line with the decision taken in the 13th Joint Meeting of SEIAA & SEAC. The Committee asked

the Project Proponent to submit the revised scheme. After detailed deliberation the following observations were made:

1. The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13th Joint meeting of SEIAA & SEAC.
2. The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.
3. The Project Proponent shall submit the acknowledgement of the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.
4. The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.
5. The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

(i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt 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 reply. Thereafter, the Environmental Consultant presented as under:

S. No.	ADS Queries	Reply
1.	The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13th Joint meeting of SEIAA & SEAC.	As conveyed in earlier reply, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater load generated from the project till GMADA sewer will be connected. Out of which, 0.5 acre of land has been reserved in the master plan road which is a part of project land. Construction of master plan road will take time, so till then, such area can be reserved for karnal technology. Further, EC has already been granted for 10.46 acres of land and this is just an expansion of existing project on 0.1875 acre of land only that too when excess treated water discharged load has been decreased from 496 KLD to 220 KLD.

<table>
<tr><td>2.</td><td>The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.</td><td>It is to highlight that six monthly compliance reports for the said project are being regularly submitted to your esteemed office. Last submitted six monthly compliance report for period ending 31.03.2023 is submitted. Also, verified compliance report has also been obtained from RO, MoEF&CC against the earlier granted Environmental Clearance conditions and copy of the same has already been submitted.</td></tr>
<tr><td>3.</td><td>The Project Proponent shall submit the acknowledgement of the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.</td><td>The project does not involve any forest land. NOC has been obtained from DFO vide letter no. 9937 dated 25.02.2016 for 10.461 acres of land. Copy of NOC from Forest Department has already been submitted. While, 0.1875 acre of revenue land has been purchased.

Further, as desired during SEAC, Punjab meeting, letter has been submitted to Chief Wildlife Warden regarding submission of application for obtaining Wildlife Clearance. Copy of acknowledgment is submitted.</td></tr>
<tr><td>4.</td><td>The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.</td><td>450 nos. of trees have already been planted within the project premises. Thus, only 285 no. of trees is yet to be planted within the project. Accordingly, cost of EMP for landscaping for pending tree plantation is already on higher side i.e. Rs. 5 lakhs as capital cost for remaining construction. While, Rs. 5 lakhs/annum have been reserved as recurring cost during operational phase of the project.</td></tr>
<tr><td>5.</td><td>The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.</td><td>The cost of proposed solar panels has been checked precisely. It has been estimated that 10 KW of solar panel will be installed on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra amounting Rs. 15 lakhs and 35 lakhs respectively. Therefore, Rs. 50 lakhs will be spent on the solar panels. While, remaining amount Rs. 18 lakhs will be spent on distribution of jute bags as well as environmental awareness activities.

Thus, revised additional environmental activities stating break up of Rs. 1.88 Crores is given below:

<table><tr><td>Activities</td><td>Amount (in Lakhs)</td></tr></table></td></tr>
</table>

		1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60
		2. Provision of 10 KW of solar panel on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra	15+35 = 50
		3. Distribution of jute bags as well as environmental awareness activities	18
		4. Punjab Green Funds	20
		5. Plantation activities and maintenance in Village Dhode Majra	40
		Total amount to be spent under Additional Environmental Activities	**Rs. 1.88 Crores**

During meeting, the Committee observed that the Project Proponent has not submitted adequate reply of the observation raised at Point No. 1. The Project Proponent apprised the Committee about Memo No. GMADA-DE(PH-2)-2023/2063 dated 18.08.2023 issued by GMADA, wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh, the work for which is in progress. On completion of work, the Project Proponent would also be allowed to discharge surplus treated wastewater. Further, it may take 3-4 years for completion of work owing to land acquisition issues.

On perusal of the aforementioned letter, the Committee observed that as the work for laying down of sewer network for treated sewage is in progress, the Project Proponent shall obtain letter from GMADA regarding the completion of the said work.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the revised letter from the GMADA mentioning the timelines for completion of laying of sewer network for taking care of the treated sewage of the project.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

(i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt Ltd.

(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	ADS Sought	Reply
1	After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the revised letter from the GMADA mentioning the timelines for completion of laying of sewer network for taking care of the treated sewage of the project.	Letter from GMADA has been obtained vide dated 31.10.2023 stating that 85% work of trunk sewer on VR-6 road has been completed and is expected to be completed in next 3-4 months. Further, connection for disposal of surplus treated sewage shall be provided after completion of the whole project in all respects.

During meeting, the Committee perused GMADA Memo No. GMADA-DE(PH-2)-2023/2954 dated 31.10.2023, wherein it was informed that *"the work of laying of trunk sewer in New Chandigarh was allotted vide letter No. 5541 dated 23.11.2021. The work is already under progress and around 85% of work has already been completed. The work of trunk sewer on VR-6 road is expected to be completed in next 3-4 months. The connection for disposal of surplus treated sewage shall be provided after completion of the whole project in all respects."*

The Committee observed that the GMADA has not given any timeline for completion of the whole project including laying of sewerage, setting up of STP, re-use of treated waste water etc. The Committee asked the Project Proponent to submit an alternative scheme for utilization of the excess treated wastewater of the project. In this regard, the Project Proponent sought time to submit the reply. The Committee agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the alternative scheme for utilization of the excess treated wastewater of the project.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

(i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt 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 case as under:

Sr. No.	ADS Sought	Reply
1	After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the alternative scheme for utilization of the excess treated wastewater of the project.	In reference to the disposal of excess treated water from STP, we would like to highlight that: • Earlier EC has been granted for 10.46 acres of land and current proposal of expansion is only addition of 0.1875 acres of land. • Excess treated water load to GMADA has been decreased in comparison to EC accorded from 496 KLD to 220 KLD as earlier water demand was calculated @ 200 lpcd. Thus, overall pollution load has been reduced. • GMADA sewer line has already been laid in front of the project on VR 6 road. Further, recent letter has been obtained from GMADA vide dated 31.10.2023 stating that 85% work of trunk sewer on VR-6 road has been completed and is expected to be completed in next 3-4 months. • As an alternative arrangement, 2 acres of land has been reserved for karnal technology. • In addition, GMADA has also allowed us to maintain 2 km of stretch on PR-4 road for horticulture purposes wherein excess treated water will also be utilized. Since, the full occupancy in the project may take time period of 4 to 5 years. Thus, adequate provision for disposal of excess treated water has been proposed till GMADA sewer will be connected. However, connection for disposal of surplus treated sewage shall be provided by GMADA maximum within period of six months.

On perusal of reply submitted by the Project Proponent, the Committee asked the Project Proponent to obtain Consent from GMADA for maintaining 2 KM stretch on PR-4 road for horticulture purposes by utilizing excess treated wastewater of the project.

After detailed deliberations, SEAC decided to defer the case till the receipt of the reply of the above-mentioned observation.

Deliberations during 274th meeting of SEAC held on 29.01.2024.

The meeting was attended by the following:

(i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt 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 reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	Observation	Reply
1.	The Project Proponent to obtain Consent from GMADA for maintaining 2 KM stretch on PR-4 road for horticulture purposes by utilizing excess treated wastewater of the project.	*"We wish to inform you that we have been conveyed by GMADA for maintaining part of stretch on PR-4 road along with other five developers as per meeting held vide dated 03.10.2023. Letter from GMADA in this regard vide dated 08.12.2023 is enclosed as Annexure I. Accordingly, stretch of 2 km on PR-4 road is being maintained by us for horticultural purposes. Photographs stating the same is enclosed as Annexure II. Further, project specific letter defining the road stretch is not being issued by GMADA.* *Further, we wish to highlight that STP of capacity 600 KLD (2 modules of 300 KLD each) based on latest technology with UF has been installed within the project. In reference to the disposal of excess treated water from STP, we would like to again highlight that:* • *GMADA sewer line has already been laid in front of the project on VR 6 road and charges has already been paid to GMADA. Further, letter has also been obtained from GMADA vide dated 31.10.2023 stating that 85% work of trunk sewer on VR-6 road has been completed and is expected to be completed in next 3-4 months.* • *As an alternative arrangement, 2 acres of land has been reserved for karnal technology.* • *In addition, as mentioned above, GMADA has also allowed us to maintain*

		2 km of stretch on PR-4 road for horticulture purposes wherein excess treated water will also be utilized. • *Also, storage tank of 660 KL (12 m * 11 m * 5 m) capacity has been proposed within the project so as to accumulate excess treated water, if any generated from the project after utilization as an alternative arrangement.* *Since, the full occupancy in the project may take time period of 4 to 5 years. Thus, adequate provision for disposal of excess treated water has been proposed till GMADA sewer will be connected. However, connection for disposal of surplus treated sewage shall be provided by GMADA maximum within a period of six months. Therefore, excess treated water will be utilized fully as mentioned above and no excess treated wastewater will be generated from the project.*

The Project Proponent apprised the Committee that with the revised planning, the overall quantity of excess treated waste water has been reduced from 496 KLD to 220 KLD. Further, permission has been obtained from GMADA vide Memo No. GMADA-DE(PH-2)-2023/2063 dated 18.08.2023 for discharging excess treated waste water. Further, till the connection of GMADA sewer is made available to the project, the project proponent has proposed to develop 1.349 acres of land under Karnal Technology in 3 pockets within the project. Further, the project proponent has proposed to plant trees along 2.097 KM length of road, as asked by GMADA vide letter no. 22 dated 29.01.2024 in which the excess treated waste water of the project shall be utilized. The Project Proponent submitted the detailed calculation that out of the 220 KLD excess treated waste water, 148 KLD of treated waste water will be utilized onto 1.349 acres of land to be developed under Karnal Technology and the remaining 72 KLD water will be utilized for horticulture purpose to raise plantation in the 2.097 KM length of road on PR-4 road. Further, a storage tank of 660 KL capacity has also been proposed for the storage of excess treated waste water. The project proponent has submitted the certified compliance report from MoEF&CC, GoI and the same was found to be satisfactory.

The Committee after detailed deliberations, decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance for expansion of Group Housing Project namely "Florence Park" located at Village- Dhode Majra, New Chandigarh, SAS Nagar, Punjab by M/s Ambika Realcon Pvt. Ltd. for total land area of 43092.95 sqm and built-up area of 163637.516 sqm.

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, murram 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.

Sl. No.	Title	Remaining Construction Phase	Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
8.	Air and Noise Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10	1

9.	Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 600 KLD capacity, MBBR-UF)	10	8
10.	Landscaping	5	5
11.	Solid Waste Management (Installation of remaining 1 Composter of capacity 200 kg	10	4
12.	Rain water harvesting (for Construction of remaining 3 pits as out of 10 pits, 7 pits already constructed.	7	3
13.	Energy Conservation measures (Solar lighting, LED fixtures, Solar Panels, etc.)	50	3.5
14.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	5	2.5
Total		97 Lakhs	27 Lakhs

Additional Environmental Activities:

Activities	Amount (in Lakhs)
1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60
2. Provision of 10 KW of solar panel on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra	15+35 = 50
3. Distribution of jute bags as well as environmental awareness activities	18
4. Punjab Green Funds	20
5. Plantation activities and maintenance in Village Dhode Majra	40
Total amount to be spent under Additional Environmental Activities	Rs. 1.88 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

ii) 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.

iii) The project proponent shall comply with the conditions of CLU, if obtained.

iv) 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.

v) 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.

vi) 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.

vii) 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.

viii) 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.

ix) 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.

x) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

xi) 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.

xii) 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.

xiii) 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.

xiv) 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.