

Proceeding of 209th meeting of State Expert Appraisal Committee (SEAC) to be held on 27.11.2021 in the Conference Hall no. 2 at 11:00 AM, MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 208th meeting of State Level Expert Appraisal Committee held on 02.11.2021.

The proceedings of 208th meeting of State Level Expert Appraisal Committee held on 02.11.2021 were prepared and circulated to all the Members through email on 12.11.2021. No comments have been received from any of the Members. As such, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 208th meeting of State Level Expert Appraisal Committee held on 02.11.2021.

The action taken on the decisions of 208th meeting of State Level Expert Appraisal Committee held on 02.11.2021 has been completed. SEAC noted the same.

Item no.209.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of residential colony Project namely "Aadhaar Enclave" at Ram Tirath Road, village Wadala Bhattewad, District Amritsar, (Punjab) by M/s Aadhaar Developers, (SIA/PB/MIS/230381/2021).

The project proponent has submitted an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of residential colony Project namely "Aadhaar Enclave" at Ram Tirath Road, village Wadala Bhattewad, District Amritsar, (Punjab) with proposed built up area as 50,501.52 Sqm and total land area 40,468.56 Sqm. The project cost Rs. 14.34 Cr. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 101,010/- has been paid vide UTR No. IBKL210915889593 dated 15.09.2021, as verified by supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 05.10.2021.

Punjab Pollution Control Board vide letter no. 3077 dated 18.10.2021 informed that the subject cited site was visited by officer of this office on 18/10/2021 and observed as under:

- 1) The site falls on the left side of Ram Tirath Road while going from Amritsar.
- 2) On the opposite side of the entry of the proposed project lies a RMC plant by the name & style of M/s Shivam Infra Con. Also, adjacent to the RMC plant a petrol pump of M/s Indian Oil is situated.
- 3) A farm house is situated near the entry of the proposed colony on the north east side.
- 4) On the eastern side, the MC sewer flows along the proposed boundary of the colony leading to STP North which is situated on the southern side of the colony, but not adjacent to the boundary wall and more than 350 ft. away from the boundary wall.
- 5) On the north west side of the proposed colony lies a hot mix plant namely M/s Shiva Engineers & Developers. The colony needs to provide a buffer zone of 15 mts. towards the hot mix plant as specified in point no.9 of the letter issued vide no. 73 dated 12/01/2021 by STP, Amritsar.
- 6) No construction done at site and apart from the above-mentioned land marks the proposed colony is surrounded by agricultural land.

It is further submitted that consent to establish (NOC) under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 has already been granted to the project proponent for the period of one year i.e. up to 16/08/2022 with suitable terms & conditions and special condition that the colony will provide a buffer zone of 15 mts. towards the adjacent hot mix plant and establish STP before the commencement of the colony.

1.0 Deliberations during 208th meeting of SEAC held on 02.11.2021.

The meeting was attended by the following:

1. Sh. Paramjit Singh, Partner, on behalf of Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

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

S. No.	Description	Details
1.	Name & Location of the project	Affordable Residential colony (Plotted) project namely "Aadhaar Enclave" at Ram Tirath Road, village Wadala Bhattewad, Distt. Amritsar, Punjab by M/s Aadhaar Developers.
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project'.
3.	Copy of the Master plan duly marked with the project site	As per Proposed Land use Plan of Amritsar, project site falls within the Mixed landuse zone. Copy of landuse plan showing project location has been submitted. However, change in land use (CLU) has been obtained by Town & Country Planning, Amritsar vide Memo No. 73 STP (A)/ ADA dated 12.01.2021.
4.	Copy of duly signed Layout plan	Copy of approved layout plan is submitted along with the application.
5.	Pre-feasibility report as per Ministry of Environment & Forests, Circular dated 30.12.2010.	PFR is not applicable for 8(a) project. While, Conceptual plan mentioning all the details is submitted with the application.

6.	Proof of ownership of land mentioning Khasra no. & ownership details (Latest Jamabandi or Registry)	Change in land use (CLU) for 10 acres of land mentioning the khasra nos. have been submitted.		
7.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	Khasra Nos.	Area details (In Sqm)	Ownership/Lease
		48//18, 48//23, 52//3, 52//4, 52//7, 52//8, 52//13, 52//14, 52//17, 52//18, 52//23, 52//24, 69//3/1.	48,400 sq.yd. (10 acres)	M/s Aadhaar Developers
8.	Copy of Memorandum of Article & Association/partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.	M/s Aadhaar Developers is a Partnership firm and partnership deed has been submitted.		
9.	Proposed ToRs (based on the standard ToRs)	Not Applicable as project falls under Schedule 8(a).		
10.	Does it attract the general condition? If yes, please specify	No		
11.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	Clearance is required under Forest (Conservation) Act, 1980 for which application is in process for diversion of forest land. Reference DFO Amritsar letter no. 4419-00 dated 13.08.2021.		
12.	Does the project cover under PLPA, 1900	No		
13.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL)	As per the application, no eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.		
14.	Classification/Land use pattern as per Master Plan	As per Proposed Landuse Plan of Amritsar, project site falls within the mixed landuse zone. However, change in land use		

		(CLU) has been obtained by Town & Country Planning, Amritsar vide Memo No. 73 STP (A)/ ADA dated 12.01.2021.																																												
15.	Detail of various components																																													
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16.	Breakup of Population given as under: 1. Total Plots-232 No. (General Plots- 208+ EWS-24) @ 5 persons/plot- 1160 persons. 2. Commercial- 12 booths @ 2 persons/booth-24 persons. 3. Visitor Population @ 10% of residential population – 116 persons. Total- 1300 persons																																													
17.	Details of water consumption: 1. Residential population- 1160 persons @ 135 LPCD- 156.6 KLD 2. Floating population- 140 persons @ 45 LPCD- 6.3 KLD Total water requirement- 162.9 KLD say 163 KLD 3. Flushing water requirement @ 45 LPCD for residential population and @ 20 LPCD for floating population- 55 KLD. 4. Net fresh water requirement- 163 KLD-55 KLD= 108 KLD																																													
18.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter): <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>Total Water Consumption (KLD)</th> <th>Wastewater generation (KLD)</th> <th>Treated Wastewater generation (KLD)</th> <th>Reuse for Flushing (KLD)</th> <th>Green Area (KLD)</th> <th>Onto Land for Irrigation (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>163</td> <td>130</td> <td>127</td> <td>55</td> <td>16</td> <td>56</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>163</td> <td>130</td> <td>127</td> <td>55</td> <td>05</td> <td>67</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>163</td> <td>130</td> <td>127</td> <td>55</td> <td>02</td> <td>70</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>Source of water</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Domestic</td> <td>Borewell</td> </tr> <tr> <td>2.</td> <td>Flushing purposes</td> <td>Treated waste water</td> </tr> <tr> <td>3.</td> <td>Green area</td> <td>Treated waste water</td> </tr> </tbody> </table>		Sr. No.	Season	Total Water Consumption (KLD)	Wastewater generation (KLD)	Treated Wastewater generation (KLD)	Reuse for Flushing (KLD)	Green Area (KLD)	Onto Land for Irrigation (KLD)	1.	Summer	163	130	127	55	16	56	2.	Winter	163	130	127	55	05	67	3.	Rainy	163	130	127	55	02	70	S.No.	Description	Source of water	1.	Domestic	Borewell	2.	Flushing purposes	Treated waste water	3.	Green area	Treated waste water
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19.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water	Application has been submitted to PWRDA regarding abstraction of ground water. Acknowledgement submitted along with the application.																																												

20.	Specify block of project site as per CGWA norms (Notified/Non Notified)	Apply to Punjab Water Regulation and Development Authority (PWRDA).																
21.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	During construction phase, wastewater will be treated in septic tank.																
22.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waster water being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, total wastewater generation will be 130 KLD which will be treated in proposed STP of 150 KLD based on MBBR technology to be installed within project premises.</p> <p>The details of the breakup of the utilization of wastewater is as under: -</p> <table border="1" data-bbox="721 783 1425 993"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal* (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>55</td> <td>16</td> <td>56</td> </tr> <tr> <td>Winter</td> <td>55</td> <td>5</td> <td>67</td> </tr> <tr> <td>Monsoon</td> <td>55</td> <td>2</td> <td>70</td> </tr> </tbody> </table> <p>*The waste water will be disposed of in adjoining land measuring 2 acres. The affidavit in this regard has been submitted by the Project Proponent.</p>	Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)	Summer	55	16	56	Winter	55	5	67	Monsoon	55	2	70
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23.	Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done by provisions of rain water recharging pits so as to compensate the abstraction of ground water. 10 rain water recharging pits are proposed. Details are given in Conceptual plan.																
24.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	During Operation Phase, about 492 kg/day (@ 0.4 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area has already been earmarked for segregation of solid waste in the layout plan. Biodegradable waste will be composted by use of one Mechanical Composter of 250 kg. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. 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 Handling Rules, 2016 & amendments thereof.																

25.	Details of Hazardous Waste & E-Waste generation (Qty), Treatment facility and its disposal arrangement	Not applicable			
26.	Detail of DG sets	S. No.	Description	Unit	Proposed
		1.	Power load	KVA	942.5
		Individual plots owners will be responsible for providing power back-up within their plot.			
27.	Air pollution control device details	Not applicable			
28.	Energy Requirements & Saving	Use of CFLs 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.			
29.	Details of Environmental Management Plan	Expenditure on typical Environmental Measures (During Construction Phase):			
		S. No	Environmental Protection Measures	Capital Cost (Rs. Lakhs)	Recurring Cost/annum (Rs. Lakhs)
		1.	Construction	97	11
		2.	Operation	-	14.5
		S. No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
		1.	Air Pollution Control	10	1
		2.	Water Pollution Control/ STP	30	2
		3.	Noise Pollution Control	2	0.5
		4.	Landscaping	8	1
		5.	Solid Waste Management	15	1.5
		6.	Rain water Recharging	15	2
		7.	Energy Conservation	8	1
		8.	Miscellaneous	9	2

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30.	<p>a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	As per the notification dated 30.09.2020, CER is now a part of EMP, so allocation of funds under CER is not required.																																						
31.	Details of green belt development shall include following:	a) Trees required = @ 1 tree per 80 sq.m. of plot area = $40,468.56 / 80 = 506$ trees will be planted																																						

	<p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>Trees proposed = 510 trees</p> <p>b) Total proposed green area measures 2,888.46 sq.m. of the total plot area which will be area under parks as well as area under green strips within the project.</p>
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After detailed presentation by the EIA Coordinator of the Project Proponent, SEAC raised the following observations:

1. Submission of complete copy of application applied for obtaining approval of Forest Clearance under Forest (Conservation) Act.
2. The basis for estimating the population @ 5 persons / plot seems to be on lesser side and needs to be checked with respect to the guidelines notified by Department of Town & Country Planning, Punjab. Similarly, the water consumption @ 45 lpcd for floating population also needs to be checked with respect to the guidelines laid down by Punjab Govt./ Central Ground Water Authority/ National Building Code. The Project Proponent shall submit the revised calculations w.r.t. estimation of population & water consumption.
3. In case the water consumption increases with increase in population, then in that case, the Project Proponent shall submit the revised application to Punjab Water Regulatory Development Authority (PWRDA) for abstraction of ground water
4. The Project Proponent shall submit permission from MC, Amritsar for connecting their sewer with MC sewer for disposal of excess treated waste water. Alternatively, in case Karnal Technology is used for disposal of excess treated waste water in adjoining land of 2 acres, then in that case the Project proponent shall submit an affidavit from the land owner that the said land shall not be used for any other purpose except for the Karnal Technology till the wastewater generated from the Project is connected to the MC Sewer.
5. The Project Proponent shall submit the details of capital cost and recurring cost earmarked for various components like Air Pollution Control, Water Pollution Control, Noise Pollution Control, Land scaping, Solid Waste Management, Rain Water Recharging etc. during the construction & operation phase in the Environment Management Plan (EMP).

The Project Proponent agreed to provide the above said details. After detailed deliberations, SEAC decided to defer the case and place the case in the next meeting of the Committee subject to submission of reply to the above said observations.

1.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The meeting was attended by the following:

1. Sh. Paramjit Singh, Partner, on behalf of Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

The Project Proponent has submitted the reply of the ADS raised through Parivesh Portal with details as under:

S. No.	Detail of the Document	Reply																																			
1.	Submission of complete copy of application applied for obtaining approval of Forest Clearance under Forest (Conservation) Act 1980.	The Project Proponent submitted the complete copy of application filed for obtaining approval of Forest Clearance under Forest (Conservation) Act 1980.																																			
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		7.	Proposed STP Capacity	450 KLD		
		8.	Green Area Water Requirement			
			Summer @ 5.5 litter / m ² /day	16 KLD		
			Winter @ 1.8 litter / m ² /day	5 KLD		
			Monsoon @ 0.5 litter / m ² /day	1.4 KLD say 2 KLD		
		9.	Disposal into Sewer			
			Summer	374 -(160+16) = 198 KLD		
			Winter	374- (160+5) = 209 KLD		
			Monsoon	374- (160+2) = 212 KLD		
		Accordingly, solid waste calculations have also been revised. Details are as under:				
		ii). Solid Waste Management				
		Sr. no	Details	Population	Criteria	Solid waste Generation (Kg/day)
		1.	Residential	3480	0.4Kg/capita/ day	1392
		2.	Floating Population	372	0.2 kg/capita/day	74
Total Solid Waste generated				1,466		
Composition of Solid Waste given as under:						
Sr. No.	Category of waste		Quantity of Solid waste generation (kg/day)			
1.	Biodegradable Waste (@45%)		660			
2.	Non- Biodegradable (@ 53%)		777			
3.	Domestic Haz. waste (@2%)		29			
Total Solid waste Generated			1,466			
3.	In case the water consumption increases with increase in population, then in that case, the Project Proponent shall submit the revised application to Punjab Water Regulatory Development Authority	The Project Proponent has submitted revised application to Punjab Water Regulatory Development Authority (PWRDA) for abstraction of ground water vide email dated 20.11.2021.				

	(PWRDA) for abstraction of ground water.																																		
4.	The Project Proponent shall submit permission from MC, Amritsar for connecting their sewer with MC sewer for disposal of excess treated waste water. Alternatively, in case Karnal Technology is used for disposal of excess treated waste water in adjoining land of 2 acres, then in that case the Project proponent shall submit an affidavit from the land owner that the said land shall not be used for any other purpose except for the Karnal Technology till the wastewater generated from the Project is connected to the MC Sewer.	Permission has been obtained from MC, Amritsar for disposal of excess treated wastewater. Further, it was ensured by the Project Proponent by way of Affidavit that no possession will be given before obtaining the sewerage connection.																																	
5.	The Project Proponent shall submit the details of capital cost and recurring cost earmarked for various components like Air Pollution Control, Water Pollution Control, Noise Pollution Control, Landscaping, Solid Waste Management, Rain Water Recharging, etc. during the construction & operation phase in the Environment Management Plan (EMP).	<table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (in Lacs)</th> <th>Recurring Cost (Lacs/Annum)</th> <th>Recurring Cost (Lacs/annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (Tarpulin Sheets/Barricading, Water Sprinklers Etc)</td> <td>10</td> <td>1</td> <td>0.5</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control/STP (STP of 450 KLD based on MBBR)</td> <td>50</td> <td>2</td> <td>6</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control including landscaping</td> <td>2</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Landscaping</td> <td>8</td> <td>1</td> <td>2</td> </tr> <tr> <td>5.</td> <td>Solid waste Management (Mechanical</td> <td>30</td> <td>1.5</td> <td>3</td> </tr> </tbody> </table>	Sr. No.	Title	Construction Phase		Operation Phase	Capital Cost (in Lacs)	Recurring Cost (Lacs/Annum)	Recurring Cost (Lacs/annum)	1.	Air Pollution Control (Tarpulin Sheets/Barricading, Water Sprinklers Etc)	10	1	0.5	2.	Water Pollution Control/STP (STP of 450 KLD based on MBBR)	50	2	6	3.	Noise Pollution Control including landscaping	2	0.5	0.5	4.	Landscaping	8	1	2	5.	Solid waste Management (Mechanical	30	1.5	3
Sr. No.	Title	Construction Phase			Operation Phase																														
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			Composter of 700 kg)			
		6.	Rain water recharging (10 pits)	15	2	0.5
		7.	Energy Conservation (LED Lights, in commons areas, solar street lights, etc)	8	1	1
		8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
		Total		132	11	15.5

SEAC was satisfied with the reply & the presentation of the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendations to grant Environmental Clearance for the establishment of residential colony Project namely "**Aadhaar Enclave**" at Ram Tirath Road, village Wadala Bhattewad, District Amritsar, (Punjab) with proposed built up area as 50,501.52 Sqm and total land area 40,468.56 Sqm., as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the special condition that the project proponent will provide a buffer zone of 15 mts. towards the adjacent hot mix plant and establish STP before the commencement of the project.

Special Condition:

1. The project proponent will provide a buffer zone of 15 mts. towards the adjacent hot mix plant and establish STP before the commencement of the project.

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including 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 structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per 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, 1980, in case of the diversion of forest land for non-forest purpose 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 concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for withdrawal of ground water/ 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 Chief Controller of Explosives, Fire Department, 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, the Plastics Waste Management Rules, 2016 amended in 2021 and Hazardous and other wastes (Management and Transboundary Movement) 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 respective city/ town. For that, the project proponent shall either submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned and competent Authority under whom jurisdiction, the site falls.

- xii) Besides 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

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 ambient air quality at the site.
- iii) The project proponent shall install system to carryout 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) One no. of Diesel power generating set proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. Low sulphur diesel must be used. The location of the DG set may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum upto 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction & 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 area shall be prohibited. 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 earmarked area and road side 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 construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on 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 rain water.

- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 476 KL/day, out of which fresh water demand of 316 KL /day shall be met through borewell and remaining through recycling of treated wastewater from the proposed STP of 450 KLD to be installed within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv) a)The total wastewater generation from the project will be 381 KL/day, which will be treated in proposed STP of 450 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under:-

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	MC sewer/ nearby construction activities (KLD)
1.	Summer	160	16	198
2.	Winter	160	5	209
3.	Rainy	160	2	212

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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 along with six monthly Monitoring reports.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- ix) 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.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then 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.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines 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 & 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 & 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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 10 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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 along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.

- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- xxiv) The Project Proponent shall obtain statutory permission from Competent Authority for discharging not more than @ 212 KLD of treated wastewater into MC sewer.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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. day lighting 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 installation of LEDs for the lighting the area outside the building should be 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) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.4 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

- vii) 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 environment friendly materials.
- viii) Fly ash should be used as 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii) At least 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 planting of **510 trees** (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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 provided as per SEIAA guidelines

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) 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 plantation of the proposed vegetation on site.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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 regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative

impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 mask.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) 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, 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 on a regular basis.
- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
- iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 132 Lacs towards the capital cost and Rs. 11 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 15.5 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 the same shall be uploaded on MoEFCC/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 has to 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 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 Environment Clearance portal.
- 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 on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, 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, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) 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.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.

- xvi) 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.
- xvii) Any appeal against this EC 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.209.02: Application of Environmental Clearance for Residential Project namely "Absolute Residency" located at Village Chappar Chiri, H.B. No. 195, Tehsil Mohali, Distt. S.A.S Nagar, Punjab by M/s Absolute Builders and Promoters (Proposal No. SIA/PB/MIS/211389/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a Group housing Residential Project namely "Absolute Residency" located at Village Chappar Chiri, H.B. No. 195, Tehsil Mohali, Distt. S.A.S Nagar, Punjab with proposed built up area as 23,860.54 sq.m. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 47,722/- vide DD No. 4716936 dated 04.05.2021, as verified by the supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 13.05.2021.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Harvinder Singh, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that Punjab Pollution Control Board vide letter no. 3012 dated 04.06.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"It is intimated that M/s Absolute Builders and Promoters has applied for obtaining Environmental Clearance for establishment of Residential Project in the name "Absolute Residency" at village Chappar Chiri, H.B.No. 195, Tehsil Mohali, District SAS Nagar, Punjab. Accordingly, the proposed site was visited by the officer of the Board on 14.05.2021 & contacted Sh. Harvinder Singh Partner, as per the site shown by the Project Proponent, the point-wise status report of the project namely "Absolute Residency" at village Chappar Chiri, Tehsil Mohali is as under:

1. *The Project Proponent informed that project site is in 2.2875 acres. No site development work has been started at site. An old partially broken boundary wall was there around the 3 sides of the area and one old room was available within the plot. The representative informed that the room and partial boundary wall was*

available at site when he has purchased the plot and no modification has been made by him. From the physical appearance also, it appears that the construction is old and not recently done. To the North side of the plot is village Chapar Chiri Kalan, to the south side is posh city apartments, to the east side is village chapar Chiri Kalan and to the west side is Gurudwara.

2. *At the backside of the plot, 20-25 houses of village Chapar Chiri Kalan are there. On the left side of the plot 20-25 flats have been newly constructed in the Posh City apartments. The Gurudwara is located within 500m on the front side of the plot. DPS School is located at a distance of more than 500m from the plot.*
3. *As per the boundary limits site shown by the Project Proponent during the visit, there is no MAH industry/cement plant/grinding unit/rice sheller/saila plant/stone crushing/screening cum washing unit/hot mix plant/ brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500m from the boundary of the proposed site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009."*

SEAC observed that the Project Proponent had not started any construction activity related to the project.

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

S.no.	Description	Details
1.	Name & Location of the project	Residential Project namely "Absolute Residency" located at Village Chappar Chiri Kalan, H.B.No. 195, Tehsil Mohali, Distt. S.A.S Nagar, Punjab by M/s Absolute Builders and Promoters
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 23,860.54 sq.m.
3.	Copy of the Master plan duly marked with the project site	Project site falls within the Residential zone as per Master Plan of SAS Nagar.
4.	Copy of duly signed Layout plan	Copy of conceptual layout plan is attached along with the application.
5.	Copy of Memorandum of Article & Association/partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons	M/s Absolute Builders and Promoters is a Partnership firm having three partners; partnership deed is attached along with the application.

	responsible for managing the day-to-day affairs of the project.										
6.	Proposed ToRs (based on the standard ToRs)	Not Applicable as project falls under Schedule 8(a).									
7.	Does it attract the general condition? If yes, please specify	No									
8.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No. Undertaking in this regard has been submitted.									
9.	Does the project cover under PLPA, 1900	No. Undertaking in this regard has been submitted.									
10.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL)	No Eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.									
11.	Classification/Land use pattern as per Master Plan	As per Master Plan of S.A.S Nagar, project site falls within the residential zone.									
12.	Cost of the project	Total estimated project cost including land & construction is Rs. 33.08 Crores.									
13.	Processing Fee details (Amount/NEFT no./dated)	The processing fees for environmental clearance application @ Rs. 2/sq.m. i.e. total built-up area * Rs. 2 sq.m. i.e. Rs. 47,722/- has been paid in favour of Society of Mission Tandrast Punjab in the form of Demand draft No. 4716936 dated 04.05.2021.									
14.	Detail of various components										
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1.	Plot Area (2.25 acres)	9,290.90 Sq.m.									
2.	Proposed Built Up Area	23,860.54 Sq.m.									
15.	Breakup of Population given as under: 1. Total flats-184 No. @ 5 persons/flat- 920 persons. 2. Floating Population @ 10% of residential population and 2 persons/shop (92+6) =98 persons. Total- 1018 persons										

16.	Details of water consumption:																																						
	1. Residential population- 920 persons @ 135 LPCD- 124.2 KLD 2. Floating population- 98 persons @ 45 LPCD- 4.41 KLD Total water requirement- 128.61 KLD say 129 KLD 3. Flushing water requirement @ 45 LPCD for residential population and @ 20 LPCD for floating population- 43 KLD.																																						
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17.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):																																						
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18.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water	Permission has been obtained from PWRDA regarding abstraction of ground water.																																					
19.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	During construction phase, wastewater will be treated in septic tank.																																					
20.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waste water being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, total wastewater generation will be 111 KLD which will be treated in proposed STP of 150 KLD based on MBBR technology to be installed within project premises.</p> <p>The details of the breakup of the utilization of wastewater is as under :-</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal* (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>43</td> <td>4</td> <td>62</td> </tr> <tr> <td>Winter</td> <td>43</td> <td>1</td> <td>65</td> </tr> <tr> <td>Monsoon</td> <td>43</td> <td>1</td> <td>65</td> </tr> </tbody> </table> <p>The excess treated waste water is disposed of to nearby agricultural land measuring 8 kanal owned by</p>						Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)	Summer	43	4	62	Winter	43	1	65	Monsoon	43	1	65																
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		the Project proponent by using Karnal Technology. The			
21.	Details of Rainwater recharging/Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done by provision of rain water recharging pits so as to compensate the abstraction of ground water. 3 rain water recharging pits are proposed. Details are given in Conceptual plan			
22.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	During Operation Phase, about 388 kg/day (@ 0.40 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable, non-biodegradable and non-hazardous waste components as per SWM Rules, 2016. Biodegradable waste will be composted by use of 1 Mechanical Composter of 200 kg.			
23.	Details of Hazardous Waste & E-Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.			
24.	Detail of DG sets	S. No.	Description	Unit	Proposed
		1.	Power load	KW	2,000
		2.	D.G sets	KVA	2 DGs of 500 KVA capacity each
25.	Energy Requirements & Saving	LEDs have been proposed to be used instead of CFLs. 11 KW (for 184 flats) of energy will be saved by using LEDs. Also, solar panels have been proposed on the roof top of blocks.			
26.	Details of Environmental Management Plan	Sr.No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
		1.	Construction Phase	98	8.5
		2.	Operational Phase	-	12.5

27.	<p>Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	<p>As per notification dated 30.09.2020, CER is now a part of EMP, so allocation of funds under CER is not required.</p>
28.	<p>Details of green belt development shall include following:</p> <p>No. of tree to be planted against the requisite norms.</p> <p>Percentage of the area to be developed.</p>	<p>Trees required = @ 1 tree per 80 sq.m. of plot area = $9,290.90 / 80 = 116$ trees will be planted. Trees proposed = 120 trees</p> <p>Total proposed green area measures 642.13 sq.m. of the total plot area will be area under parks within the project.</p>

SEAC raised following observations to the Project Proponent to which he replied as under:

Sr. no.	Observation	Reply to the Project Proponent
1.	<p>The Project Proponent has proposed to dispose of the treated waste water for onto land for plantation (Karnal Technology). The site of Karnal Technology is located at a distance of about 900 m from the project site. The committee suggested the Project Proponent to explore various water conservation measures so to as to reduce the fresh water requirement in the project and shall also explore various options to recycle the treated waste water within the project for various activities to the maximum extent possible.</p>	<p>The Project Proponent agreed to the same.</p>

After deliberations, SEAC decided to defer the matter and place the case in the next meeting, subject to submission of the reply by the Project Proponent.

1.0 Deliberations during 208th meeting of SEAC held on 02.11.2021.

The meeting was attended by the following:

1. Mr. Harvinder Singh, Partner, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

The Committee was informed that the Project Proponent has now submitted the reply of the ADS raised through Parivesh Portal with details as under:

Sr. no.	Observation	Reply to the Project Proponent
1.	The Project Proponent has proposed to dispose of the treated waste water for onto land for plantation (Karnal Technology). The site of Karnal Technology is located at a distance of about 900 m from the project site. The committee suggested the Project Proponent to explore various water conservation measures so to as to reduce the fresh water requirement in the project and shall also explore various options to recycle the treated waste water within the project for various activities to the maximum extent possible.	As per Committee's suggestion, water efficient fixtures will be used in the project. Total water requirement has been estimated as 82 KLD by considering criteria @ 86 lpcd for residential population of 920 persons and @ 30 lpcd for floating population of 98 persons. Similarly, flushing water requirement has been estimated as 20 KLD by considering criteria @ 21 LPCD for residential population of 920 persons and @ 9 LPCD for floating population of 98 persons. The net fresh water requirement has been estimated as 62 KLD i.e 82 KLD-20 KLD. Revised water demand calculations and waste water generation details were submitted. Wastewater generated will be treated in proposed STP of 100 KLD. Treated wastewater will be reused for flushing, green area and excess will be disposed of onto adjoining land of 2178 sq. mt. (0.45 acre) reserved for Karnal Technology. Land documents in the form of jamabandi along with affidavit from adjoining land owner was provided. While layout plan showing location of project w.r.t. adjoining land was also provided.

The Committee after going through the above said reply has made the following observations:

1. The Project Proponent shall provide the basis of water requirement considered for residential & floating population and flushing water requirements by using water efficient fixtures.
2. The Project Proponent shall submit complete scheme for treatment and disposal of wastewater by using Karnal Technology along with the drawing.
3. The Project Proponent shall submit an affidavit from the land owner that the adjoining land of 2178 sqm (0.45 acres) shall not be used for any other purpose except for the Karnal Technology till the wastewater generated from the project is connected to the MC sewer.
4. The Project Proponent shall submit the details of capital as well recurring cost for carrying out the various activities in construction & operation phase in the Environment Management Plan.

After detailed deliberations, SEAC decided to defer the matter and place the case in the next meeting, subject to submission of reply by the Project Proponent.

Deliberations during 209th meeting of SEAC held on 27.11.2021

The meeting was attended by the following:

1. Mr. Harvinder Singh, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

The Committee was informed that the Project Proponent has now submitted the reply of the ADS raised through Parivesh Portal with details as under:

Sr. No.	Detail of the Document	Reply
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1.	The Project Proponent shall provide the basis of water requirement considered for residential & floating population and flushing water requirements by using water efficient fixtures.	<p>The Project Proponent informed that water efficient fixtures will be used as per the, "Manual on Norms and Standards for Environment Clearance of Large Construction projects" by Ministry of Environment and Forests, Government of India. With the water efficient fixtures of various sanitaryware brands such as Jaguar, Kohler, Cera, etc., the water consumption will reduce from 135 lpcd to 86 lpcd (flushing from 45 lpcd to 21 lpcd and washing from 40 lpcd to 15 lpcd) with details as under:</p> <table border="1" data-bbox="643 558 1404 1377"> <thead> <tr> <th>Sr. no</th> <th>Details</th> <th>Population</th> <th>Water demand</th> <th>Waste water generation</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential</td> <td>920 persons @ 86 lpcd</td> <td>79 KLD</td> <td></td> </tr> <tr> <td>2.</td> <td>Floating Population</td> <td>98 persons @ 15 lpcd</td> <td>1.5 KLD</td> <td></td> </tr> <tr> <td></td> <td>Total</td> <td></td> <td>80.5 KLD</td> <td>64 KLD</td> </tr> <tr> <td>3.</td> <td colspan="4">Proposed STP Capacity – 100 KLD</td> </tr> <tr> <td>4.</td> <td colspan="4">Treated Wastewater Generation – 64 KLD * 0.98 = 63 KLD</td> </tr> <tr> <td>5.</td> <td colspan="4">Flushing water requirement</td> </tr> <tr> <td></td> <td>Residential – 920 persons</td> <td>19 KLD @ 21 lpcd</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Floating – 98 persons</td> <td>1 KLD @ 10 lpcd</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Total</td> <td>20 KLD</td> <td></td> <td></td> </tr> <tr> <td>6.</td> <td colspan="4">Green Area Water Requirement</td> </tr> <tr> <td></td> <td>Summer</td> <td colspan="3">4 KLD (@ 5.5 ltr. / m²/day)</td> </tr> <tr> <td></td> <td>Winter</td> <td colspan="3">1 KLD (@ 1.8 ltr / m²/day)</td> </tr> <tr> <td></td> <td>Monsoon</td> <td colspan="3">0.3 KLD say 1 KLD (@ 0.5 ltr / m²/day)</td> </tr> <tr> <td>7.</td> <td colspan="4">Excess Water</td> </tr> <tr> <td></td> <td>Summer</td> <td colspan="3">63-(20+4) = 39 KLD</td> </tr> <tr> <td></td> <td>Winter</td> <td colspan="3">63-(20+1) = 42 KLD</td> </tr> <tr> <td></td> <td>Monsoon</td> <td colspan="3">63-(20+1) = 42 KLD</td> </tr> </tbody> </table>	Sr. no	Details	Population	Water demand	Waste water generation	1.	Residential	920 persons @ 86 lpcd	79 KLD		2.	Floating Population	98 persons @ 15 lpcd	1.5 KLD			Total		80.5 KLD	64 KLD	3.	Proposed STP Capacity – 100 KLD				4.	Treated Wastewater Generation – 64 KLD * 0.98 = 63 KLD				5.	Flushing water requirement					Residential – 920 persons	19 KLD @ 21 lpcd				Floating – 98 persons	1 KLD @ 10 lpcd				Total	20 KLD			6.	Green Area Water Requirement					Summer	4 KLD (@ 5.5 ltr. / m ² /day)				Winter	1 KLD (@ 1.8 ltr / m ² /day)				Monsoon	0.3 KLD say 1 KLD (@ 0.5 ltr / m ² /day)			7.	Excess Water					Summer	63-(20+4) = 39 KLD				Winter	63-(20+1) = 42 KLD				Monsoon	63-(20+1) = 42 KLD		
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3.	The Project Proponent shall submit an affidavit from the land owner that the adjoining land of 2178 sqm (0.45 acres) shall not be used for any other	The Project Proponent has submitted an Affidavit stating that land of 0.45 acre will be reserved only for Karnal Technology. Further, MC, SAS Nagar vide letter no. 1201 dated 15.11.21 informed that the village Chappar Chiri Kalan falls in Sector 92 of SAS Nagar. The Municipal Corporation has passed resolution vide no. 25 dated																																																																																										

	purpose except for the Karnal Technology till the wastewater generated from the project is connected to the MC sewer	28.06.21 to include Chappar Chiri in the MC limits, for which the matter is under consideration at the level of Government. On the approval of the Govt., the sewerage services shall be provided by the MC for connecting the final outlet of the STP carrying treated sewage of 70 KLD with MC Sewer.																																																					
4.	The Project Proponent shall submit the details of capital as well recurring cost for carrying out the various activities in construction & operation phase in the Environment Management Plan.	<p>Detailed Environment Management Plan for construction & operation phase is as under:</p> <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (Lacs)</th> <th>Recurring Cost (Lacs/Annum)</th> <th>Recurring Cost (Lacs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (Tarpulin Sheets/Barricading, Water Sprinklers Etc)</td> <td>10</td> <td>1</td> <td>0.5</td> </tr> <tr> <td>2.</td> <td>Waste Water Management; Dual plumbing system, Sewerage treatment plant (STP of 100 KLD, MBBR-UF)</td> <td>30</td> <td>1.5</td> <td>3</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control (Acoustic Enclosure)</td> <td>02</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Landscaping</td> <td>05</td> <td>0.5</td> <td>2</td> </tr> <tr> <td>5.</td> <td>Solid waste Management (Mechanical Composter of 200 kg)</td> <td>10</td> <td>1.5</td> <td>2</td> </tr> <tr> <td>6.</td> <td>Rain water recharging (03 pits)</td> <td>07</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>7.</td> <td>Energy Conservation (LED Lights, solar street lights, etc)</td> <td>25</td> <td>1</td> <td>2</td> </tr> <tr> <td>8.</td> <td>Miscellaneous</td> <td>09</td> <td>2</td> <td>2</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>98</td> <td>8.5</td> <td>12.5</td> </tr> </tbody> </table>	Sr. No.	Title	Construction Phase		Operation Phase	Capital Cost (Lacs)	Recurring Cost (Lacs/Annum)	Recurring Cost (Lacs/Annum)	1.	Air Pollution Control (Tarpulin Sheets/Barricading, Water Sprinklers Etc)	10	1	0.5	2.	Waste Water Management; Dual plumbing system, Sewerage treatment plant (STP of 100 KLD, MBBR-UF)	30	1.5	3	3.	Noise Pollution Control (Acoustic Enclosure)	02	0.5	0.5	4.	Landscaping	05	0.5	2	5.	Solid waste Management (Mechanical Composter of 200 kg)	10	1.5	2	6.	Rain water recharging (03 pits)	07	0.5	0.5	7.	Energy Conservation (LED Lights, solar street lights, etc)	25	1	2	8.	Miscellaneous	09	2	2	Total		98	8.5	12.5
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SEAC was satisfied with the reply & the presentation of the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendations to grant Environmental Clearance for Residential Project namely "**Absolute Residency**" located at Village Chappar Chiri, H.B. No. 195, Tehsil Mohali,

Distt. S.A.S Nagar, Punjab with proposed built-up area as 23,860.54 sq.m, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures subject to the following special conditions: -

Special Conditions:

1. The Project Proponent shall use water efficient fixtures to reduce the water consumption for flushing and washing as per, "Manual on Norms and Standards for Environment Clearance of Large Construction projects" of Ministry of Environment and Forests, Government of India.
2. The Project Proponent shall install STP with Ultra Filtration for the treatment of wastewater before utilizing the same for Karnal Technology.
3. The Project Proponent shall maintain the agreement with the land owners of 0.45 acres of adjoining land for utilizing the treated wastewater on to land to be developed as per Karnal Technology, till the connection of their final outlet with MC sewer.

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including 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 structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 concerned State Pollution Control Board / Committee.

- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ 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 Chief Controller of Explosives, Fire Department, 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, the Plastics Waste Management Rules, 2016 amended in 2021 and Hazardous and other wastes (Management and Transboundary Movement) 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 confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

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 ambient air quality at the site.

- iii) The project proponent shall install system to carryout 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) 2 no. of Diesel power generating sets of capacity 500 KVA each proposed as 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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum upto 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction & 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 area shall be prohibited. 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 earmarked area and road side 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 construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 80.5 KL/day, out of which fresh water demand of 60.5 KL /day shall be met through borewells and remaining through recycling of treated wastewater from the proposed STP of 100 KLD to be installed within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a)The total wastewater generation from the project will be 64 KL/day, which will be treated in proposed STP of 100 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under:-

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Excess Disposal* KLD
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1.	Summer	20	4	39
2.	Winter	20	1	42
3.	Rainy	20	1	42

* Excess to 0.45 acre adjoining owned agricultural land to be developed under karnal technology till MC sewer is connected.

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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 along with six monthly Monitoring reports.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then 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.

- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines 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 & 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 & 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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal

submitted by the project proponent 3 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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 along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed 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 residential area/commercial area/industrial area/silence zone 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- vii) 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.
- viii) Outdoor and common area lighting shall be LED.
- ix) 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. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- x) Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- xi) 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.
- xii) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) 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 environment friendly materials.
- viii) Fly ash should be used as 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- i) At least 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 planting of **120 trees** (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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 provided as per SEIAA guidelines
- ii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iii) 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 plantation of the proposed vegetation on site.
- iv) 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.
- v) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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.
 - e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 mask.

- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) 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, 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 on a regular basis.
- 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 project proponent shall spend amount of Rs. 3 lakhs under Corporate Environment Responsibility/ Environment Management Plan for the maintenance of Chappar Chiri Kalan road.
- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 98 Lacs towards the capital cost and Rs. 8.5 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 12.5 Lacs/annum towards the recurring cost in operation

phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 MoEFCC/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 has to 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 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 Environment Clearance portal.
- 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 on the website of the company.

- viii) The project proponent shall inform the Regional Office as well as the Ministry, 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, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) 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.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.
- xvi) 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.
- xvii) Any appeal against this EC 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. 209.03: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of a Group Housing Residential Project namely "The Ananta Aspire" developed by M/s Svastiga Infra Pvt. Ltd. located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab (SIA/PB/MIS/212297/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Group Housing Residential Construction Project namely "The Ananta Aspire" located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab with proposed built-up area as 79196 Sqm. in the land area of 28373 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs.1,58,392/- through NEFT No. N135211505174083 dated 15.05.2021, which is verified by supporting staff of SEIAA. The Project cost is 82 Cr. Furthermore, PPCB was requested to send the latest construction status report of the project through e-mail on 17.05.2021.

1.0 Deliberations during 201st meeting of SEAC held on 02.06.2021

The meeting was attended by the following:

1. Sh. Sital Singh, EIA Coordinator, M/s CPTL, on behalf of Project Proponent.

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

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

2.0 Deliberations during 204th meeting of SEAC held on 20.07.2021

The meeting was attended by the following:

1. Sh. Sunpreet Singh, on behalf of Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor.
3. Sh. Sandeep Singh, Consultant M/s CPTL, Mohali.

SEAC observed that the Punjab Pollution Control Board vide letter no. 3622 dated 05.07.2021 has sent the latest construction status report of the Project and the contents of the same are given as under:

"It is intimated that the subject cited project proponent has applied for obtaining Environmental Clearance for establishment of group housing/residential project namely "The Ananta Aspire" developed by M/s Svastiga Infra Pvt. Ltd. at village Nabha, Distt. SAS Nagar in an area measuring 28,373 sqm. The total proposed built-up area of the project is 79,196 sqm and the proposed cost of the project is 82 crores.

Accordingly, the proposed site was visited by the officer of the Board on 28/5/2021. As per the site shown by the representative of the project proponent, the point wise status report of the project is as under:

- 1. The proposed site of the project is located on L.H.S. of Zirakpur- Patiala National Highway. The project proponent has not demarcated the boundaries of the project. **No construction activity pertaining to the project has been started at the site.***
- 2. As per the boundary limits shown by the representative, it was observed that there is no industry such as rice sheller / saila plant / brick kiln / stone crushing / screening cum washing unit / hot mix plant/ cement unit etc. within a radius of 500 m. There is no air polluting industry within a radius of 100 m form the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site.*
- 3. The CPCB notified the siting guidelines for the retail outlet vide notification no. B13011/1/2019-20/AQM/10809 dated 07.01.2020. The operational part regarding the siting criteria of retail outlet is as under: -*

*"In case of **siting criteria for petrol pumps** new Retail Outlets shall not be located within a radial distance of 50 meters (form fill point / dispensing units / vent pipe whichever is nearest) from schools, hospitals (10 beds and above) and residential areas designated as per local laws. In case of constraints in providing 50 meters distance, the retail outlet shall implement additional safety measures as per prescribed by PESO. In no case the distance between new retail outlet from schools, hospital (10 beds and above) and residential area designated as per local laws shall be less than 30 meters. No high-tension line shall pass over the retail outlet."*

- 4. As per the boundary limits shown by the representative, it was observed that existing retail outlet falls within the 50 m of the boundary of the project."*

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

Sr.no.	Item	Details
1.	Name and Location of the project	"The Ananta Aspire" located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali.
2.	Project/activity	8 a (Fresh EC)
3.	Whether the project is in critical polluted area or not.	None
4.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No
5.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900?	No
6.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	No No No

7.	Classification/Land use pattern as per Master Plan	Residential																								
8.	Cost of the project	82 Crore																								
9.	Total Plot area, Built up Area and Green area	Land- 28373 Sqm Built-up Area- 79196 Sqm Green Area- 7407 Sqm																								
10.	Population (when fully operational)	2260 Persons																								
11.	Water Requirements & Source in Construction Phase	10-12 KLD met by STP of MC Zirakpur																								
12.	Break up of Water Requirements & source in Operation Phase:																									
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>Total Water (KLD)</th> <th>Fresh water (KLD)</th> <th>Flushing (KLD)</th> <th>Green Area (KLD)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Summer</td> <td>305</td> <td>203</td> <td>102</td> <td>41</td> </tr> <tr> <td>2</td> <td>Winter</td> <td>305</td> <td>203</td> <td>102</td> <td>12</td> </tr> <tr> <td>3</td> <td>Rainy</td> <td>305</td> <td>203</td> <td>102</td> <td>4</td> </tr> </tbody> </table>		Sr. No.	Season	Total Water (KLD)	Fresh water (KLD)	Flushing (KLD)	Green Area (KLD)	1	Summer	305	203	102	41	2	Winter	305	203	102	12	3	Rainy	305	203	102	4
Sr. No.	Season	Total Water (KLD)	Fresh water (KLD)	Flushing (KLD)	Green Area (KLD)																					
1	Summer	305	203	102	41																					
2	Winter	305	203	102	12																					
3	Rainy	305	203	102	4																					
13.	Source of Water	<ul style="list-style-type: none"> Treated waste water will be used in the construction Ground water @ 203 KLD 																								
14.	Treatment & Disposal arrangements of waste water in Construction Phase	Septic Tank of capacity 10 KLD <ul style="list-style-type: none"> Sewer 																								
15.	Disposal Arrangement of Waste water in Operation Phase	Total =305 KLD, which will be treated in the STP of capacity 370 KLD to be installed in the project premises. <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>Flushing (KLD)</th> <th>Green Area (KLD)</th> <th>MC Sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>102</td> <td>41</td> <td>101</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>102</td> <td>12</td> <td>130</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>102</td> <td>4</td> <td>138</td> </tr> </tbody> </table>	Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	MC Sewer (KLD)	1.	Summer	102	41	101	2.	Winter	102	12	130	3.	Rainy	102	4	138				
Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	MC Sewer (KLD)																						
1.	Summer	102	41	101																						
2.	Winter	102	12	130																						
3.	Rainy	102	4	138																						
16.	Rain water recharging detail	12417 m ³ /year rain water will be collected of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps																								
17.	Solid waste generation and its disposal	a) 904 kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.																								

18.	Hazardous Waste & E-waste	<p>1) Cat 5.1 Qty 25 Ltr.</p> <p>2) Any other Category</p> <p>Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.</p>									
19.	Energy Requirements & Saving	<p>a) 2350 KW from PSPCL.</p> <p>b) 2x 240 KVA, 1x500 KVA</p> <p>c) Saving measures:</p> <p>Solar Light 20 No = 30 KWHD Common area (350) lights replaced with LED = 189 KWHD</p> <p>Total Energy saved/day 30+189 = 219 KWHD</p>									
20.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase Director will be responsible and during operation phase, Director is responsible for implementation of the EMP.</p> <table border="1" data-bbox="618 968 1409 1087"> <thead> <tr> <th>Description</th> <th>Capital Cost (Rs)</th> <th>Recurring Cost (Rs)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>117.50 lac</td> <td>12.90</td> </tr> <tr> <td>Operation</td> <td></td> <td>18.90</td> </tr> </tbody> </table>	Description	Capital Cost (Rs)	Recurring Cost (Rs)	Construction	117.50 lac	12.90	Operation		18.90
Description	Capital Cost (Rs)	Recurring Cost (Rs)									
Construction	117.50 lac	12.90									
Operation		18.90									
21.	Other important facts (Applicable to EC projects only)	<p>a) Whether all the environmental monitoring parameter are within permissible limits prescribed for such type of projects. (Applicable to EC projects) yes</p> <p>b) The MC Zirakpur, has issued the certificate vide letter no.210 dated 04-05-2021 to the effect that facility of the sewer is available for the Residential project, treated waste water after depositing requisite charges to the MC Sewer.</p> <p>c) The MC Zirakpur has issued certificate vide letter no 206 dated 03/05/2021 to the effect that they are in process of setting of common municipal Solid waste facility for the MC Zirakpur cluster and will take care of MSW likely to be generated from this project in due course of time.</p>									

During meeting, SEAC raised the following observations to the Project Proponent, which are as under:

1. The Project Proponent has to mark the boundary of Sukhna Wild Life Sanctuary and the distance of the project site from the boundary of Sukhna Wild Life Sanctuary, as per the coordinates on the topo sheet to indicate that the project

site falls beyond 10KM from the Sukhna Wild Life Sanctuary. In case the site falls within 10Km of Sukhna Wild Life Sanctuary, then the Project Proponent has to apply to the NBWL for obtaining NOC.

2. Whether the Project Proponent has applied to the Forest Deptt. for obtaining access of the approach road. If not, the Project Proponent shall apply for the same.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.
4. As per the letter issued by MC Zirakpur vide no. 210 dated 04.05.2021, the sewer connection can be given depending upon the available capacity of the sewer at that time. The Project Proponent shall submit fresh certificate from the MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent. In case of proposed sewer, the MC may indicate the timeline for laying the sewer and providing the connection to the project proponent.

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

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

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

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

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

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

issued vide letter no. 210 dated 04.05.2021 to M/s Svastiga infra Pvt. Ltd. for the connection of project sewer with the MC sewer was also attached with the said letter.

SEIAA perused the said certificate and observed that Executive Office, Municipal Council, Zirakpur had issued a certificate vide letter no. 210 dated 04.05.2021 to the effect that facility of Municipal Sewer, Zirakpur is available in the area adjoining the Group Housing Project of M/s Svastiga Infra Pvt. Ltd. The promoter company may connect the sewer of its project and discharge 149 KLD treated sewage water (as per the standard prescribed by the PPCB) with main sewer of Municipal Council as per the capacity available at that time after depositing all requisite charges prescribed by the Govt. to Municipal Council and getting layout plan approved after completion of project under prescribed rules.

SEIAA observed that the certificate issued by the Executive Officer of Municipal Council, Zirakpur for providing the sewer connection to the project 'The Ananta Aspire' of M/s Svastiga Infra Pvt. Ltd. for discharge of 149 KLD treated waste water into MC sewer was ambiguous and conditional to capacity of the MC Sewer being available at a future point of time. Hence, there was no guarantee that the Project would be able to discharge its treated waste water into the MC Sewer when the Project became operational some years from the present date. SEIAA further observed that ensuring safe and assured discharge of waste water from Projects was a vitally important and sensitive condition in the absence of which it would be difficult to grant EC's to such Projects. It was, therefore, decided that a template may be prepared and prescribed for issuing the certificate by Local Government authorities for permitting projects to connect their treated waste water with the MC Sewers so that Environmental Clearances to such Projects were not held up on this account.

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

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

Deliberations during 209th meeting of SEAC held on 27.11.2021

The meeting was attended by the following:

1. Sh. Sunpreet Singh, on behalf of Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor.
3. Sh. Sandeep Singh, Consultant M/s CPTL, Mohali.

The Project Proponent has submitted the reply of the EDS raised through Parivesh Portal with details as under:

Sr. no.	Observation	Reply by Project Proponent
1.	The Project Proponent has to mark the boundary of Sukhna Wild Life Sanctuary and the distance of the project site from the boundary of Sukhna Wild Life Sanctuary, as per the coordinates on the topo sheet to indicate that the project site falls beyond 10KM from the Sukhna Wild Life Sanctuary. In case the site falls within 10Km of Sukhna Wild Life Sanctuary, then the Project Proponent has to apply to the NBWL for obtaining NOC.	The distance of the project from the Sukhna Wild Life Sanctuary is 12.76 approximately.
2.	Whether the Project Proponent has applied to the Forest Deptt. for obtaining access of the approach road. If not, the Project Proponent shall apply for the same.	The project Proponent submitted the Acknowledgement slip of the application to the Forest Deptt.
3.	The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.	Details of Towers: 1. Total no. of Towers=13 No. 2. No. of stories of each Block a) Block-A= S+17 b) Block-B= S+17 c) Block-C= S+17 d) Block- B1= S+16 3. 4 BHK= 102 Units 3 BHK= 338 Units Total= 440 Units 2 flats per floor. Further, water requirement and population details submitted.

4.	As per the letter issued by MC Zirakpur vide no. 210 dated 04.05.2021, the sewer connection can be given depending upon the available capacity of the sewer at that time. The Project Proponent shall submit fresh certificate from the MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent. In case of proposed sewer, the MC may indicate the timeline for laying the sewer and providing the connection to the project proponent.	The Project Proponent submitted an Affidavit signed by the authorized signatory of M/s Svastiga Infra Pvt. Ltd., Sh. Ashish Gupta.
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SEAC perused the point wise reply given by the Project Proponent and observed as under:

1. The distance of the project site from the Sukhna Wild Life Sanctuary was found to be 10.33 Km instead of 12.76 Km.
2. The details submitted by the Project Proponent with respect to Sr. No. 3 in above table was found to be incomplete w.r.t no. of blocks in each tower for estimating the population and water requirement.
3. The Project Proponent as pointed out at Sr. No. 4 in above table, was asked to submit fresh certificate from MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent.

However, the project proponent instead of obtaining the fresh certificate from MC Zirakpur has submitted an affidavit that the possession will not be given till sewerage connection is provided by MC Zirakpur or some other alternative arrangement is made. Further, the project proponent will mention a condition in the allotment letter stating that the possession will not be given till the proper arrangements for disposal of excess treated wastewater is made.

The Committee was not satisfied with the reply given by the Project Proponent and asked to obtain the permission letter from MC Zirakpur in the prescribed template of SEIAA. A copy of the template has been handed over to the project proponent.

After detailed deliberations, SEAC decided to defer the case and asked the project proponent to submit the details w.r.t no. of blocks in each tower for estimating the population & water requirement and the permission letter from MC Zirakpur as per the prescribed template of SEIAA for discharging of the treated wastewater into MC sewer.

Item No.209.04: Application for issuance of TORs for Industrial Manufacturing Cluster located at Villages- Sehra, Sehri, Aakri, Pabra and Takhtu Majra, Tehsil- Rajpura, District- Patiala, Punjab by M/s Punjab Urban Planning and Development Authority (PUDA) (Proposal No. SIA/PB/NCP/68717/2021).

M/s Punjab Urban Planning and Development Authority (PUDA) has applied for issuance of ToR for Industrial Manufacturing Cluster located at Villages- Sehra, Sehri, Aakri, Pabra and Takhtu Majra, Tehsil- Rajpura, District- Patiala, Punjab. The plot area of the project is 1098.85 acres, out of which 1098.25 acres is planned and 0.6 acres is reserved for future development. The project shall be comprised of various industries like Machinery & Equipments, Fabricated Metal Products, Food & Beverages, Chemicals, ESDM, Pharma, Logistic, Rubber & Plastic Products, Non-Metallic Mineral Products and Textiles & Apparels etc. The Project is covered under Schedule 7(c) & Category 'B' as per EIA Notification, 2006.

The project proponent submitted the Form I, Pre-feasibility report and other additional documents on online portal. He has also deposited the requisite fee of Rs. 2,250,000/- through UTR No. CNRBR52021102270529788 dated 22.10.2021, as verified by the supporting staff SEIAA as 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the rest 75% of the fee i.e., Rs. 6,750,000/- will be paid at the time of applying for Environmental Clearance.

1.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The meeting was attended by the following:

1. Sh. Varun Garg, Divisional Engineer (PUDA), on behalf of Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

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

S. No.	Item	Details
1.	Online Proposal No.	SIA/PB/NCP/68717/2021
2.	Name and Location of the project	Industrial Manufacturing Cluster located at Village- Sehra, Sehri, Aakri, Pabra and Takhtu Majra, Tehsil- Rajpura, District- Patiala, Punjab

4.	Project/ activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under S. No. 7(c) 'Industrial estates/ parks/ complexes/ areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes'.
5.	Whether the project is in critical polluted area or not.	No, the project does not fall in critical polluted area.
6.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No, project does not involve diversion of forest land.
7.	a) Is the project covered under PLPA, 1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC. w.r.t PLPA, 1900.	Project is not covered under PLPA 1900 as well as not located near to PLPA area. Not applicable.
8.	If the project falls within 10 km of eco-sensitive area/ National park/ Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/ Wild Life Sanctuary and distance from the project site. b. Status of clearance from National Board for Wild Life (NBWL).	Not applicable, as no Eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.
9.	Classification/ Land use pattern as per Master Plan	The project falls in Industrial zone as per Master Plan of Patiala and Rajpura.
10.	Cost of the project	The estimated cost of the project is Rs. 900 Crores (Rs. 385 Crores for land & Rs. 515 Crores Development Cost)

11.	Total Plot area, Built-up area and Green area:					
	The plot area of the project is 1098.25 acre. Land is in possession of Punjab Urban Planning and Development Authority (PUDA) which is also the nodal agency to coordinate and supervise the project development activities related to IMC project. Landuse distribution is given as table below:					
	Attribute	Plot Size (Acres)	Number of Plots	Total Area (Acres)	Cumulative Area (Acres)	Percentage (%)
	Machinery & Equipments	5.24	2	10.48	62.76	63.15
		5.0	6	29.90		
		3.75	4	15.00		
		2.02	1	2.02		
		3.13	1	3.13		
		2.24	1	2.24		
	Fabricated Metal Products	5.03	2	10.05	80.79	
		4.74	1	4.74		
		6.26	1	6.26		
		8.02	2	16.04		
		10.05	1	10.05		
		2.82	1	2.82		
		10.23	1	10.23		
		11.00	1	11.00		
	Food & Beverages	9.60	1	9.60	161.57	
		5	12	60.00		
		11.55	1	11.55		
		5.14	1	5.14		
		4.72	2	9.45		
		4.17	1	4.17		
		4.79	1	4.79		
		5.57	1	5.57		
		5.62	1	5.62		
		6.14	1	6.14		
		7.73	1	7.73		
		5.51	1	5.51		
		5.69	1	5.69		
		6.51	1	6.51		
		7.43	1	7.43		
		5.01	1	5.01		
	6.98	1	6.98			
	4.26	1	4.26			
	Chemicals	26.60	1	26.60	62.39	
		19.91	1	19.91		
		15.88	1	15.88		
	ESDM	23.16	1	23.16	142.18	

			11.10	1	11.10		
			14.33	1	14.33		
			9.60	1	9.60		
			25.01	1	25.01		
			14.98	1	14.98		
			22.00	1	22.00		
			22.00	1	22.00		
		Pharma	8.02	2	16.04	16.04	
		Logistic	19.32	1	19.32	19.32	
		Rubber & Plastic Products	4.98	2	9.97	14.40	
			4.43	1	4.43		
		Non-Metallic Mineral Products	2.34	8	18.73	70.38	
			1.65	1	1.65		
			1.94	2	3.87		
			2.23	1	2.23		
			3.31	1	3.31		
			2.14	1	2.14		
			1.68	1	1.68		
			2.00	8	16.00		
			2.02	2	4.04		
			1.96	1	1.96		
			1.92	3	5.75		
			2.36	1	2.36		
			3.04	1	3.04		
			2.40	1	2.40		
			1.21	1	1.21		
		Textiles & Apparels	4.78	1	4.78	58.27	
			6.82	1	6.82		
			4.01	1	4.01		
			5.43	1	5.43		
			8.42	1	8.42		
			5.00	5	25.00		
			3.82	1	3.82		
		Common Ready Built Sheds	5.42	1	5.42	5.42	
		Total Area Under Industrial				693.51	
		District Centre	5.46	1	5.46		4.30
		SDI	5.12	1	5.12		
		Incubation Centre/centre for Excellence	3.47	1	3.47		
		Commercial Centre	3.01	1	3.01		
		Hotel	3.04	1	3.04		

Canteen	2.00	1	2.00	
Offices	2.71	1	2.71	
Residential	11.59	1	11.59	
Nursing Home	1.48	1	1.48	
Dispensary	0.4	3	1.20	
PU	0.37	2	0.75	
Police Post	0.11	2	0.22	
ADM.+TEL.+CC C	7.19	1	7.19	
Area under Commercial+ Support Infrastructur e			47.24	
STP	1	2	2.00	3.75
CETP	5.66	1	5.66	
SWM	2	1	2.00	
WTP+ESR	13	1	13.00	
GSR+ESR+WT P	3	1	3.00	
200 K V Substation	9.8	1	9.80	
Fire Station	1.65	1	1.65	
Fuel Station	1	2	2.00	
Substation	0.3	7	2.10	
Area Under Utilities			41.21	
Waterbody	0.28	1	0.28	15.81
Nala	14.95	1	14.95	
Green Belt 15m	48.56	1	48.56	
Active Green	108.59	1	108.59	
Plazas	1.26	1	1.26	
Area Under Greens			173.64	
Area Under Roads	55.1	1	132.18	12.99
Parking	8.01	1	8.01	
	2.47	1	2.47	
Area Under Roads & Parking			142.66	
Total Area			1098.254	

The proposed built-up area is approx. 93.71 Lakhs sq.m.

12.	Population (when fully operational)	Sr. No.	Cumulative Population and Employment	Final Phase 2029																																																												
		1	Residential Workers	1565																																																												
		2	Dependent Population (Residential)	2481																																																												
		3	Industrial workers (Non-Resident)	31581																																																												
		4	Additional Non-Resident Working Population	8282																																																												
Total [Employment + Population]			43909																																																													
13.	Water Requirements & source in Construction Phase	During construction phase, total water requirement will be 3.68 MLD																																																														
14.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):	Total water requirement will be 15.90 MLD (during Summer Season), 15.58 MLD (during Winter Season) and 14.67 MLD (during Monsoon Season). Source- Akash Distributary. Further, water supply from Ground water through bore wells will be taken as an alternate supply during the time when Akash distributary is being cleaned for a month in June. Permission will be obtained from PWRDA for abstraction of groundwater.																																																														
15.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Season</th> <th colspan="3">Fresh water (MLD)</th> <th colspan="3">Reuse water (MLD)</th> <th rowspan="2">Total (MLD)</th> </tr> <tr> <th>Domestic</th> <th>Industrial Water Demand including Cooling</th> <th>Other (Fire-Demand, UAF Losses)</th> <th>Flushing purposes</th> <th>Green area</th> <th>HVAC</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Summer</td> <td>2.98</td> <td>8.75</td> <td>2.74</td> <td>0</td> <td>1.43</td> <td>0</td> <td>15.90</td> </tr> <tr> <td>2</td> <td>Winter</td> <td>2.98</td> <td>8.75</td> <td>2.71</td> <td>0</td> <td>1.14</td> <td>0</td> <td>15.58</td> </tr> <tr> <td>3</td> <td>Rainy</td> <td>2.98</td> <td>8.75</td> <td>2.62</td> <td>0</td> <td>0.32</td> <td>0</td> <td>14.67</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>S. No.</th> <th>Purposes</th> <th>Source of water</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Domestic</td> <td>Akash Distributary</td> </tr> <tr> <td>2.</td> <td>Cooling water demand</td> <td>Akash Distributary</td> </tr> <tr> <td>3.</td> <td>Flushing purposes</td> <td>-</td> </tr> <tr> <td>4.</td> <td>Green area</td> <td>Treated water</td> </tr> <tr> <td>5.</td> <td>HVAC</td> <td>-</td> </tr> </tbody> </table>				S. No.	Season	Fresh water (MLD)			Reuse water (MLD)			Total (MLD)	Domestic	Industrial Water Demand including Cooling	Other (Fire-Demand, UAF Losses)	Flushing purposes	Green area	HVAC	1	Summer	2.98	8.75	2.74	0	1.43	0	15.90	2	Winter	2.98	8.75	2.71	0	1.14	0	15.58	3	Rainy	2.98	8.75	2.62	0	0.32	0	14.67	S. No.	Purposes	Source of water	1.	Domestic	Akash Distributary	2.	Cooling water demand	Akash Distributary	3.	Flushing purposes	-	4.	Green area	Treated water	5.	HVAC	-
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16.	Treatment & Disposal arrangements of wastewater in Construction Phase	The treatment of industrial wastewater (5.25 MLD) shall be done in CETP of capacity 6 MLD and domestic wastewater (2.38 MLD) shall be treated in STP of capacity 3 MLD which will be installed in phased manner/modules.																																																														

17.	Disposal Arrangement of Wastewater in Operation Phase	<p>7.63 MLD of total wastewater will be generated which will be treated in CETP and STP separately. STP, CETP will be installed in phased manner/modules. In the IMC, Rajpura, wastewater will be treated and reused for industrial activities and other project related activities with the project area.</p> <table border="1" data-bbox="716 422 1450 680"> <thead> <tr> <th data-bbox="716 422 784 537">Sr. No</th> <th data-bbox="784 422 932 537">Season</th> <th data-bbox="932 422 1073 537">Flushing purposes (MLD)</th> <th data-bbox="1073 422 1195 537">Green area sq.m (MLD)</th> <th data-bbox="1195 422 1328 537">Cooling purpose (MLD)</th> <th data-bbox="1328 422 1450 537">MC Sewer (MLD)</th> </tr> </thead> <tbody> <tr> <td data-bbox="716 537 784 583">1.</td> <td data-bbox="784 537 932 583">Summer</td> <td data-bbox="932 537 1073 583">-</td> <td data-bbox="1073 537 1195 583">1.43</td> <td data-bbox="1195 537 1328 583">-</td> <td data-bbox="1328 537 1450 583">-</td> </tr> <tr> <td data-bbox="716 583 784 630">2.</td> <td data-bbox="784 583 932 630">Winter</td> <td data-bbox="932 583 1073 630">-</td> <td data-bbox="1073 583 1195 630">1.14</td> <td data-bbox="1195 583 1328 630">-</td> <td data-bbox="1328 583 1450 630">-</td> </tr> <tr> <td data-bbox="716 630 784 680">3.</td> <td data-bbox="784 630 932 680">Monsoon</td> <td data-bbox="932 630 1073 680">-</td> <td data-bbox="1073 630 1195 680">0.32</td> <td data-bbox="1195 630 1328 680">-</td> <td data-bbox="1328 630 1450 680">-</td> </tr> </tbody> </table>	Sr. No	Season	Flushing purposes (MLD)	Green area sq.m (MLD)	Cooling purpose (MLD)	MC Sewer (MLD)	1.	Summer	-	1.43	-	-	2.	Winter	-	1.14	-	-	3.	Monsoon	-	0.32	-	-
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3.	Monsoon	-	0.32	-	-																					
18.	Rain water recharging detail	Rainwater Harvesting will be done only for ground water recharge in common green areas of IMC. Individual plot owners may either recharge ground water or store and utilize rainwater.																								
19.	Solid waste generation and its disposal	<p>a) Approximately, 41.37 MTPD of municipal solid waste will be generated from the industrial unit and it will be disposed off as per Solid Waste Management Rules, 2016.</p> <p>b) Approximately, 4.1 MTPD of Construction demolition Waste will be generated which will be disposed off according to Construction and Demolition Waste Management Rules, 2016.</p>																								
20.	Hazardous Waste & E- Waste	Hazardous waste generated by individual industry will be handled by them only.																								
21.	Energy Requirements & Saving	Total power demand for the proposed project will be 170 MVA which will be provided by Punjab State Power Corporation Limited (PSPCL). Solar power generation is also proposed which will help in reducing the net power load required from PSPCL.																								
22.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	Detailed EMP will be worked out at the time of preparation of EIA report and the same will be incorporated in EIA report.																								
23.	CER activities along with budgetary break up and responsibility to implement	No CER is to be undertaken, as now it is a part of EMP.																								

SEAC observed that 8 petitions (CWP No. 20170 of 2020, CWP No. 21408 of 2020, CWP No. 21850 of 2020, CWP No. 1373 of 2021, CWP No. 5450 of 2021, CWP No. 7791 of 2021, CS No. 697 of 2020 and CS No. 698 of 2020) are pending in the Court. The Project

Proponent has submitted the summary of all the litigations mentioning area involved as well as the grounds on which litigation has been done. Further, all the litigations relate to paying compensation i.e. on the rate at which compensation has been paid or additional compensation is sought and under review of the competent authority.

SEAC was satisfied with the presentation given by the Environmental Consultant of Project Proponent and the reply to the observations raised by the SEAC.

After detailed deliberations, it was decided to categorize the project under Activity 7(c); B with public consultation as required for the project and to forward the application of the project proponent to SEIAA with the recommendations to grant Terms of Reference for Industrial Manufacturing Cluster located at Villages- Sehra, Sehri, Aakri, Pabra and Takhtu Majra, Tehsil- Rajpura, District- Patiala, Punjab, for preparing Environmental Impact Assessment (EIA) report for the proposed project along with additional TOR that the Project Proponent shall submit the compliance of decisions of the Hon'ble Court for all the litigations related to the Project at the time of obtaining the Environmental Clearance.

TERMS OF REFERENCE

1. Reasons for selecting the site details of alternate sites examined/rejected/selected on merit with comparative statement and reason/basis for selection. The examination should justify site suitability in terms of environmental damage, resources sustainability associated with selected site as compared to rejected sites. The analysis should include parameters considered along with weightage criteria for short-listing selected site.
2. Submit the details of the land use break-up for the proposed project. Details of land use around 10 km radius of the project site. Analysis should be made on latest satellite imagery for land use with raw images. Check on flood plain of any river.
3. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
4. Examine the impact of proposed project on the nearest settlements.
5. Examine baseline environmental quality along with projected incremental load due to the project taking into account of the existing developments nearby.
6. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio-economic and health.
7. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area and any obstruction of the same by the project.

8. Details regarding project boundary passing through any eco-sensitive area and within 10 km from eco-sensitive area.
9. Green buffer in the form of green belt to a width of 15 meters should be provided all along the periphery of the industrial area. The individual units should keep 33% of the allotted area as a green area.
10. Submit the details of the trees to be felled for the project.
11. Submit the details of the infrastructure to be developed.
12. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
13. Submit details regarding R&R involved in the project.
14. Zoning of the area in terms of 'types of industries' coming-up in the industrial area based on the resource requirement along with likely pollutants with quantity from the various industries.
15. The project boundary area and study area for which the baseline data is generated should be indicated through a suitable map. Justification of the parameters, frequency and locations shall be discussed in the EIA.
16. Submit legal frame work for the implementation of Environmental Clearance conditions- to be clearly spelt out in the EIA report.
17. Submit roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
18. Site justification of the identified industry sectors from environmental angle and the details of the studies conducted if any.
19. Ground Water classification as per the Central Ground Water Authority.
20. Submit the source of water, requirement vis-à-vis waste water to be generated along with treatment facilities, use of treated waste water along with water balance chart taking into account all forms of water use and management.
21. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
22. Examine soil characteristics and depth of ground water table for rainwater harvesting.
23. Examine details of solid waste generation treatment and its disposal.
24. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption.
25. In case of DG sets are likely to be used during construction and operational phase of the project, emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
26. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region

- should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
27. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
 28. Examine the details of transport of materials for construction which should include source and availability.
 29. Examine the details of National Highways/State Highways/Expressways falling along the corridor and the impact of the development on them.
 30. Examine noise levels-present and future with noise abatement measures.
 31. Identify, predict and assess the environmental and sociological impacts on account of the project. A detailed description with costs estimates of CSR should be incorporated in the EIA/EMP report.
 32. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
 33. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
 34. The Public Hearing should be conducted for the project in accordance with provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental Management Plan. The Public Hearing should be conducted based on the TOR letter issued by the Ministry and not on the basis of Minutes of the Meeting available on the website.
 35. A detailed draft EIA/EMP report should be prepared in accordance with the above additional TOR and should be submitted to the Ministry in accordance with the Notification.
 36. Details of litigation pending against the project, if any, with direction/order passed by any Court of Law against the project should be given.
 37. The cost of the project (capital and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

ADDITIONAL ToR:

1. The Project Proponent shall submit the compliance of decisions of the Hon'ble Court for all the litigations related to the Project at the time of obtaining the Environmental Clearance.

Item No 209.05: Application for issuance of ToRs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for setting up of new residential colony project namely "Suntec City by M/s the Indian Co-operative House Building Society Ltd, Proposal No. (SIA/PB/NCP/42854/2019).

1.0 Present case:

The project proponent has applied for issuance of TORs to M/s Suntec City for setting up of new residential colony project namely "Suntec City ", located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 2,08,819.52 Sqm. The Project is covered under category 8(b) as per EIA notification-2006.

The project proponent submitted the Form I (Appendix I),1A, Conceptual Plan and other additional documents on online portal. They have also deposited the processing fee amounting to Rs.52,205/- (25% of the total fee) through DD No. 004758 dated 13.12.2019.

The application was scrutinized and essential details were sought on 12.01.2020 and 15.04.2020, to which the project proponent submitted replies on 27.02.2020 and 09.07.2020 respectively. The brief details of the Project are as under:

Sr. No.	Detail of the Document	Reply submitted by PP dated 12.01.2020
1.	Cost of the project duly certified by Chartered Engineer/ Approved valuer and Chartered Accountant	Rs 370 Cr, Certificate submitted
2.	Copy of the Master plan duly marked with project site.	Submitted.
3.	Pre-feasibility report/ conceptual Plan as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Submitted.
4.	Proof of ownership of land	MOA submitted in favour of Sh. Ajay Sehgal

Sr. No.	Detail of the Document	Reply submitted by PP dated 09.07.2020
1.	Certificate of accreditation of EIA consultant	Consultant: P and M Solution Certificate No. NABET/EIA/1922/IA0053
2.	Copy of Memorandum of Article & Association / partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project	MOA submitted in favour of Sh. Ajay Sehgal
3.	Submit a Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of the Master Plan of the area.	Submitted.
4.	Undertaking for no litigation pending against the project.	No litigation is pending w.r.t. project, Undertaking submitted.

Environmental Engineer, PPCB, RO, SAS Nagar was requested vide email dated 15.09.2020 to send the construction status of the project site. However, the report was not sent by PPCB till the time of SEAC meeting.

The details of the project as given in Form 1, Pre-feasibility Report / Conceptual Plan, above EDS replies and other additional documents are as under:

Sr. no.	Description	Details
1.	Name & Location of the project	M/s. The Indian Co-op House Building Society Ltd. at Village Palheri (H.B. No. 173), Tehsil Kharar and village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar (Area 108.58 acres). New Chandigarh, Punjab
2.	Project/activity	8(B)
3.	Co-ordinates of all the corners of the project site as per following:	

		S.No.	Latitude	Longitude	
		1.	30°47'40.11"N	76°41'42.76"E	
		2.	30°47'41.38"N	76°41'40.67"E	
		3.	30°47'26.04"N	76°41'7.23"E	
		4.	30°47'22.05"N	76°41'7.36"E	
		5.	30°47'28.91"N	76°41'12.53"E	
		6.	30°47'14.41"N	76°41'9.72"E	
		7.	30°47'6.62"N	76°41'15.94"E	
		8.	30°47'8.30"N	76°41'19.70"E	
		9.	30°47'14.38"N	76°41'13.93"E	
		10.	30°47'16.23"N	76°41'24.71"E	
		11.	30°47'12.20"N	76°41'29.77"E	
		12.	30°47'4.14"N	76°41'42.25"E	
		13.	30°47'4.27"N	76°41'37.25"E	
		14.	30°47'11.87"N	76°41'42.42"E	
		15.	30°47'31.82"N	76°41'36.99"E	
		16.	30°47'31.54"N	76°41'41.51"E	
		17.	30°47'38.45"N	76°41'51.49"E	
		18.	30°47'22.28"N	76°41'15.37"E	
4.	Copy of the Master plan duly marked with the project site	Submitted			
5.	Copy of duly signed Layout plan	Submitted approved Layout plan vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016.			
6.	Pre-feasibility/ conceptual report	Submitted			
7.	Proof of ownership of land	Submitted			
8.	Details of CLU certificate	Submitted CLU by Department of Town & Country Planning, Punjab Memo no. 2629 CTP(PB)/SP-432 dated 03-06-16.			
9.	Copy of Memorandum of Article & Association.	Submitted Copy of Memorandum of Article in favour of Sh. Ajay Sehgal			
10.	Proposed ToRs (based on the standard ToRs)	Submitted			
11.	Classification/Land use pattern as per Master Plan	As per the New Chandigarh Master plan 2031 project falls in residential area.			
12.	Cost of the project	Rs. 370 Cr (Development 37.50 + Land 332.50) EDS reply submitted Dated: 12.01.2020			
13.	Processing Fee details (Amount/NEFT no./dated)	Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019			

14.	Detail of various components							
	S.no.	Description	Particulars			Unit		
	1.	Plot Area (acres)	439407.67 sq.m. (108.58 acres / 43.94 Ha)			SQM		
	2.	Proposed Built Up Area	208819.52 sqm			SQM		
	3.	Number of Building Blocks	557 (Plots) including Shopping, Education Site & EWS			Nos		
	4.	Total no of Saleable DU's	557 (Plots)			Nos		
	5.	Max Height of Building	28			Meter		
	6.	Max No of Floors	3			Nos		
	7.	Expected Population	13280			Persons		
	8.	Total Water Requirement	1647 Summer 1559 Winter 1532 Monsoon			KLD		
	9.	Freshwater requirement	1046			KLD		
	10.	Wastewater Generation	1307			KLD		
	11.	Proposed STP Capacity	2000			KLD		
	12.	Treated Water Available for Reuse	1176			KLD		
	13.	Rain Water Harvesting Potential	2805.06			CUM		
	14.	Proposed Total Parking	To be Done by individual flat owner					
	15.	Surface Parking	To be Done by individual flat owner			ECS		
	16.	Basement Parking	Done by individual flat owner			ECS		
	17.	Required Green Area as per Plan	19837.69			SQM		
	18.	Proposed Green Area (7.195% as approved plan)	23791.47 Sq.m. as per approved plan			SQM		
	19.	Municipal Solid Waste Generation	5850			KG/DAY		
	20.	Quantity of Hazardous Waste Generation	Not submitted			LTS/DAY		
	21.	Quantity of Sludge Generated from STP	Not submitted			KG/DAY		
15.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):							
	S.No.	Season	Freshwater		Reuse water		Total (KLD)	
			Domestic (KLD)	Others (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
	1.	Summer	1046	642	470	172	---	1647
	2.	Winter	1046	526	470	56	---	1559
	3.	Rainy	1046	486	470	16	---	1532
	S.No.	Description	Source of water					
	1.	Domestic	Water will be supplied by GAMADA					
	2.	Flushing purposes	Recycle water					
	3.	Green area	Recycle water					

16.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water	Not Applicable																
17.	Specify block of project site as per CGWA norms (Notified/Non-Notified)	Non- Notified																
18.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	Not submitted Qty Details of Wastewater generation. During Construction: Septic tank followed by soak pit																
19.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase	Total wastewater generation will be 1307KLD which will be treated in proposed STP of 2000KLD based on SBR technology to be installed within project premises. The details of the breakup of the utilization of wastewater are as under: - <table border="1"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Disposal in GMADA Sever (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>470</td> <td>172</td> <td>534</td> </tr> <tr> <td>Winter</td> <td>470</td> <td>56</td> <td>650</td> </tr> <tr> <td>Monsoon</td> <td>470</td> <td>16</td> <td>690</td> </tr> </tbody> </table> NOC regarding permission for disposal op treated water in proposed Sever Line of GMADA vide letter dated: 11.01.2019	Season	Flushing (KLD)	Green area (KLD)	Disposal in GMADA Sever (KLD)	Summer	470	172	534	Winter	470	56	650	Monsoon	470	16	690
Season	Flushing (KLD)	Green area (KLD)	Disposal in GMADA Sever (KLD)															
Summer	470	172	534															
Winter	470	56	650															
Monsoon	470	16	690															
20.	Details of Rainwater recharging/Harvesting(m ³ /hr) proposal & technology proposed to be adopted	Total Rain Water: 2805.06 Cum/hr Harvesting pit and Tank total capacity: 137 cum No. of Pits proposed 21																
21.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	5850.3 Kg/day during operation Treat as per the Solid Waste Management Rule 2016. GAMADA waste treatment facility																
22.	Details of Hazardous Waste&E-Waste generation (Qty), Treatment facility, and its disposal arrangement	Project Proponent informed that it is a residential project, hence, no Hazardous and E-Waste generated, A very less amount will be generated that will be treated as per the Solid Waste																

		Management Rule 2016.																												
23.	Detail of DG sets	Individual plot owners will make their own arrangement, 25 kVa D.G. will be provided to power failure.																												
24.	Air pollution control device details	Water sprinkler will be used at site for regular water sprinkling																												
25.	Energy Requirements & Saving	50. Nos of Solar Light, Energy-saving equipment Solar water heater will be used.																												
26.	Details of Environmental Management Plan	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Environmental Protection Measures</th> <th>Capital Cost Rs. Lacs</th> <th>Recurring Cost Rs. Lacs</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Monitoring of Environment components</td> <td>--</td> <td>3</td> </tr> <tr> <td>2</td> <td>Water Conservation measures</td> <td>500</td> <td>20</td> </tr> <tr> <td>3</td> <td>Energy Conservation Measures</td> <td>6</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Green Belt Development</td> <td>215</td> <td>5</td> </tr> <tr> <td>5.</td> <td>Solid Waste Management</td> <td>5</td> <td>2</td> </tr> <tr> <td></td> <td>Total</td> <td>726</td> <td>30.5</td> </tr> </tbody> </table>	Sr. No	Environmental Protection Measures	Capital Cost Rs. Lacs	Recurring Cost Rs. Lacs	1.	Monitoring of Environment components	--	3	2	Water Conservation measures	500	20	3	Energy Conservation Measures	6	0.5	4.	Green Belt Development	215	5	5.	Solid Waste Management	5	2		Total	726	30.5
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27.	<p>c. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>d. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	<p>Corporate Environment Responsibility (CER) Budget towards capital expenditure in accordance with the MoEF&CC Office Memorandum F.No. 22-65/2017-IA.III dated 01.05.2018 for Social Welfare.</p> <p>The estimated cost of the project is Rs 370 Crores 2% of the project cost has been earmarked for the Corporate environment Responsibility (CER) to meet expenditures for the stakeholders as per social impact assessments. As per the commitment made during the public hearing an amount of Rs. 7.4 Crores will be spent</p> <p>Timeline and CER activity will be done at the time of EIA study</p>																												
28.	<p>Details of green belt development shall include the following:</p> <p>c) No. of tree to be planted against the requisite norms.</p> <p>d) Percentage of the area to be developed.</p>	<p>a) No. of trees will be examined during the EIA Study</p> <p>b) 7.195 % (5.897 Acre/ 23791.47 Sq.m.) as per approved plan and 7526.54 additional.</p>																												

2.0 Deliberations during the 193rd meeting of SEAC held on 26.09.2020

The meeting was attended by Sh. Ajay Sehgal, Director of the company and Mr. S. Brahma, Environmental Consultant, M/s Shivalik Solid Waste Management Ltd., Zirakpur. Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same shall be placed in the next meeting of SEAC after getting the construction status report from PPCB.

In compliance with the above decision, the Member Secretary, PPCB, was requested vide email dated 19.10.20 to send the construction status of the project site. However, the report is yet awaited.

3.0 Deliberations during the 194th meeting of SEAC held on 23.10.2020

The meeting was attended by Sh. Devipal Sharma, Manager from the promoter company, Ms. Shivani Dutt & Sh. Suryakant Srivastva, Environment Consultant from M/s P & M Solutions Consultancy Services.

SEAC was apprised that construction status report from the PPCB has not yet received.

Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same be placed in the next meeting of SEAC after getting the construction status report from PPCB.

4.0 Deliberations during the 196th meeting of SEAC held on 01.03.2021

The case was considered by SEAC in its 196th meeting held on 01.03.2021 and same was attended by following:

1. Sh. Devi Pal Sharma, representative of the Project Proponent.
2. Ms. Shivani Dutt, M/s P & M solutions, Noida.

It is submitted that the Punjab Pollution Control Board vide letter no. 4185 dated 23.10.2020 has sent latest construction status report which was placed before SEAC for consideration. SEAC perused the report and observed that the site of the project was visited by the Regional Office of the Punjab Pollution Control Board on 25.09.2020 and it was observed that the project proponent had laid sewer and inner roads in one pocket only i.e., approximately 4-5% of the total area. SEAC further observed that the project proponent affords an opportunity of personal hearing before the Chairman of the Board on 01.07.2019 due to the reason that the project proponent had started construction

without obtaining Environmental Clearance under the EIA notification dated 14.09.2006. After hearing it was decided as under:

- i) The promoter company shall not carry out any development work at proposed site without getting environmental clearance as required under EIA notification no. S.O.4533 E dated 14.09.2006.
- ii) The promoter company shall furnish a bank guarantee amounting to Rs. 10.00 lacs which shall be valid for at least one year, to the Environmental Engineer, Regional Office, SAS Nagar within 7 days as an assurance to not to carry out any development work at site without getting environmental clearance as required under EIA notification dated 14.09.2006 as well as assurance to comply with the various environmental Laws/Rules.
- iii) The NOC applied by the promoter company be granted (after the submission of said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting environmental clearance as required under EIA notification dated 14.09.2006.

SEAC observed that as per EIA Notification dated 14.09.2006, the project proponent was required to obtain Environmental Clearance before starting any construction activity. But in the present case, the project proponent has already laid sewer and inner roads in one pocket only which is 4-5% of the total area. However, SEAC was of the view that laying of sewer and internal roads in one pocket is a minor construction activity and no major civil construction has been constructed by the project proponent. Moreover, Chairman, Punjab Pollution Control Board has already granted NOC to the project proponent after giving personal hearing on 01.07.2019.

SEAC further observed that the window for considering violation cases given by MoEF&CC, GoI had already expired on 13.04.2018 and thereafter no specific instruction for dealing with violation cases have been issued by MoEF&CC.

In view of above observations, SEAC after due deliberations decided to forward this case to SEIAA with the recommendation to allow SEAC to process cases of minor violation in the interest of development of State and to avoid unnecessary litigation.

5.0 Deliberations during 178th meeting of SEIAA held on 22.03.2021

The case was considered by SEIAA in its 178th meeting held on 22.03.2021, wherein SEIAA observed that the EIA notification dated 14.09.2006 stipulates that all projects mentioned in the Schedule appended to the said notification are required to obtain Environmental Clearance prior to commencement of any construction or pre-construction work including preparation of land (except securing of land for the Project).

As per the construction status report of the PPCB the project proponent had commenced construction in the Project site by laying sewer pipes and making internal roads in part of

the area without obtaining the requisite prior Environmental Clearance which is a clear case of violation of the EIA notification.

SEIAA, therefore, did not agree with the recommendations of SEAC that it may be allowed to process the case being one of "minor violation" since the EIA Notification neither defines nor differentiates between "minor" and "major" violations. The EIA Notification also does not empower SEIAA or SEAC to condone violations "in the interest of development of the State" or "to avoid unnecessary litigation" as recommended by SEAC.

SEIAA further observed that the MoEF&CC vide its notifications dated 14.03.2017, 08.03.2018, 15.03.2018, 16.03.2018 and 09.09.2019 had laid down procedures for entertaining and processing violation cases in respect of which Project Proponents had sought condonation prior to the final cut off window of 13.04.2018. However, no procedure has been prescribed by the MOEF&CC in respect of cases of violations after 13.04.2018. Taking into consideration the fact that more such cases of violations are bound to come up in future too, SEIAA decided that a detailed reference should be made to MOEF&CC suggesting a procedure for dealing with such cases keeping in view the spirit of the orders of various Courts and the NGT on the subject.

SEIAA further observed that effective mechanisms needed to be put in position to ensure that all the projects coming in the ambit of the EIA Notification apply for and obtain prior Environmental Clearance before start of project activities as stipulated in the Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided as under:

- i) A detailed reference be made to MoEF&CC seeking clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 be sent to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations should be requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issues will also be discussed in the next Joint meeting of SEIAA and SEAC.

In compliance with the aforesaid decisions, the following actions have been taken:

- i) A detailed reference has been made to MoEF&CC by SEIAA vide letter No 3772 dated 09.04.2021 requesting clarification on the procedure to be adopted for violations after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 has been sent through email to all concerned Departments, Corporations, Boards and Municipalities in Punjab State

which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations have also been requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.

- iii) The above issue has been flagged and noted separately to discuss the same in the next Joint meeting of SEIAA and SEAC.

In the meanwhile, the Indian Cooperative Housing Building Society Ltd. (Registered SAS Nagar, Mohali vide letter dated 22.03.2021 (received on 24.03.2021) informed as under:

- (i) Earlier, application was filed for grant of Environmental Clearance for residential colony project namely Suntec City located at Village Palheri (H.B. no. 173), Tehsil Kharar and Village Raihmanpur (H.B. no. 172), Tehsil Majri, District SAS Nagar, New Chandigarh, Punjab having plot area of 108.58 acre and built-up area of 2,08,819.52 sq.m.
- (ii) Now, they have changed the planning of the project in a way that only development work will be undertaken by them in the form of laying of roads, plumbing, electrical lines, etc. within the project and no construction on any plot or group housing will be done by them.
- (iii) They wish to draw SEIAA attention towards EIA Notification, 2006 and its amendments, if the plot area of the project is more than 50 ha or built-up area is more than 1,50,000 sq.m. then, it comes under schedule 8 (b). As plot area of their project is 108.58 acres (44.34 ha) which is less than 50 ha and no construction on any plot or group housing will be done by them; thus, project does not fall under the purview of Environmental Clearance.
- (iv) Further, they assure that consent to Establish will be obtained from Punjab Pollution Control Board for the said development work. And if, the group housing site within the project will be having built-up area more than 20,000 sqm. then separate Environmental Clearance will be obtained for the said group housing site by the individual plot owner.
- (v) As such, it is requested to kindly allow the withdrawal of their application submitted for the Environmental Clearance.

6.0 Deliberations during 179th meeting of SEIAA held on 12.04.2021

The case was considered by SEIAA in its 179th meeting held on 12.04.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

During the meeting, SEIAA was apprised that Member Secretary, PPCB vide letter no. 1777 dated 05.04.2021 in reference to the email dated 19.10.2020 informed that the proposed

site of the project is situated in the residential area as per the notified Master Plan of New Chandigarh. Further, there is no MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no Air Polluting Industry within 100 m radius from the boundary of the proposed site of the project. Therefore, the site of the project is conforming to siting guidelines laid down by the Govt. of Punjab, Department of Science, Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.

As per the record of this office, the Project Proponent has applied for consent to establish (NOC) of the Board through OCMMS in the month of January, 2019. The industry has submitted proposal to abstract ground water @2200 KLD and 1887 KLD effluent will be treated. The project proponent has submitted proposal to install STP of capacity 2 MLD based on SBR technology. The treated effluent @ 1698.3 KLD will be utilized onto land for horticulture and plantation area (35.565 acre horticulture land and 6.5 acre onto land for plantation as per Karnal technology). The remaining treated effluent will be discharge into GMADA sewer. The project proponent has submitted a proposal to dump the solid waste at authorized dumping site for which GMADA has issued permission to the project proponent vide no. SE(C1)/GMADA/2019/84 dated 11.01.2019.

Environmental Consultant of the promoter company informed that the planning of the project has been changed and they are in the process of getting the approval for the revised layout plan of the project. To a query by SEIAA regarding commencing construction of internal roads and laying of sewers in violation of the EIA 2006 as reported by PPCB vide letter No 4185 dated 23.10.2020, Environmental Consultant stated that the planning has been changed by the promoter company and construction work has been stopped. Environmental Consultant reiterated the submissions made vide their aforementioned letter dated 22.03.2021 that the Project Proponent would not be undertaking any construction itself and hence no violation has been made by the project proponent at this stage.

To another query of SEIAA, the project proponent and Environmental Consultant both stated that if their present application for withdrawal is accepted, they will apply afresh for Environmental Clearance for their project after getting the revised layout plan of the Township & Area Development project.

SEIAA was not satisfied with the reply of project proponent due to the following reasons:

- i) The application for withdrawal appears to have been submitted by the Project proponent only to escape the anticipated action against them regarding the violations made by them by commencing work on the project prior to obtaining EC in contravention of the EIA Notification, 2006. This is evidenced by the fact that they have submitted detailed maps, plans and extensive other documentation for the Project which all consistently state that the built-up area of the project will be 2,08,819.52 sq mts. They have also consistently been following up their case since 2019. Even as late

as the SEAC meeting held on 01.03.2021 attended by the Project Proponent and their Environmental Consultant, no mention has been made of any change in plans or withdrawal of their application. The request for withdrawal has suddenly been made only after SEIAA took cognizance of the violations made by the Project Proponent and prima facie appears to have been done only to escape action against them for the said violations.

- ii) The Project Proponent's main contention is that since the construction of the built-up area is no longer proposed to be undertaken by them, the EIA Notification 2006 will not be applicable to their Project. This argument is not tenable since the EIA Notification 2006 is applicable to all projects having total area above 50 hectares and /or built-up area above 1,50,000 sq mts regardless of whether the Project Proponent or any other agency / person undertakes the actual construction. The application for obtaining EC has been made by the Project Proponent in which an exact figure of 2,08,819.52 sq mts built-up area has been computed. Since this built-up area is in excess of the threshold figure of 1,50,000 sqm., the Project is covered under the EIA Notification 2006, irrespective of whether the construction is done by the Project Proponent or by any other agency.
- iii) The violations reported by the PPCB vide their letter dated 23.10.2020 obviously ante-date the said letter of the PPCB. Hence the violations occurred well before the Project Proponent requested withdrawal of their application vide letter dated 22.03.2021 and thus, attract the relevant provisions of EIA Notification 2006.

After detailed deliberations, SEIAA decided to issue notice to the Project Proponent to show cause why action should not be initiated against them in respect of the aforementioned violations under Section 5 of the Environmental Protection Act, 1986. SEIAA further decided that a copy of the notice be also sent to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter. Project Proponent also be directed not to undertake any further construction till a final decision in the matter is taken by SEIAA.

In compliance with the aforesaid decision, the following action have been taken:

- i) Show cause notice has been issued vide letter no 4069 dated 04.05.2021 to the project proponent. A copy of the notice has been endorsed vide no 4070 dated 04.05.2021 to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter
- ii) Project Proponent has been directed vide letter no 4071 dated 04.05.2021 not to undertake any further construction.

The project proponent vide letter no 2161 dated 17.05.2021 sought additional time to reply the show cause notice issued by SEIAA vide letter no 2176 dated 11.06.2021 due to reason that management and most of the employees were suffering from COVID-19

pandemic; thus; they will not be able to submit the reply of show cause in the given timeline. Therefore, it was requested to give additional time frame of 15 days,

The project proponent has now submitted the reply to show cause notice vide letter no 2176 dated 11.06.2021 in reference to SEIAA letter no 4069 dated 04.05.2021. A copy of reply was annexed as Annexure-B of the agenda.

7.0 Deliberations during 183rd meeting of SEIAA held on 15.06.2021

The case was considered by SEIAA in its 183rd meeting held on 15.06.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

Environmental Consultant of the promoter company submitted that they agreed to pay for the Environmental degradation as well as to undertake the CSR activity in the area around the Project site in lieu of the minor violation done by the Project Proponent. Further, violation window for the Environmental Clearance given by MoEF&CC has already been closed on 13.04.2018. As such, it is requested to take a lenient view on their case and consider the case for out of court settlement by imposing Environmental Compensation as applicable and grant them the Environmental Clearance on the basis of MoEF&CC Notification dated 08.03.2018.

SEIAA was also apprised that the matter regarding procedure to be adopted for violation cases identified after the final cut off window of 13.04.2018, was also considered in the 12th Joint Meeting of SEIAA/SEAC held on 09.06.2021 and it was noticed that no reply has been received from the MoEF&CC in reference to the letter no. 3772 dated 09.04.2021 to provide clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018 so that SEIAA Punjab may adopt similar procedures for dealing with such cases. A reminder has also been sent vide email dated 19.05.2021 to the Ministry but a reply is still awaited.

As such, it was decided by the Joint Committee that another reminder may be issued to the Ministry. In case, clarification is still not received, matter may be re-examined and decision taken whether the procedure prescribed in MOEF&CC Notification dated 14.03.2017 for dealing with the violation cases (which is continuing to be adopted by the MoEF&CC for post 14.03.2018 violations) may also be adopted by SEIAA/SEAC, Punjab for such fresh violations which come to notice after 14.03.2018.

After detailed deliberations, SEIAA decided to defer the case for a period of 01 month during which efforts should continue to be made to get the required clarification from MOEF&CC.

In compliance with the aforesaid decision, Joint Secretary, MoEF&CC, New Delhi has been requested vide letter no 4435 dated 25.06.2021 & email dated 26.06.2021 to provide the clarity on procedure to be adopted in violation cases which have come to light after 13.04.2018.

8.0 Deliberations during 203rd meeting of SEAC held on 05.07.2021

SEAC observed that no action was pending on behalf of SEAC, however, the case was reflected in the pendency list of SEAC on the Parivesh Portal due to technical reasons.

After deliberations, SEAC decided to forward the case to SEIAA online for taking further necessary action.

Further, Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon'ble National Green Tribunal in OA No. 34/2020.

9.0 Deliberations during 186th meeting of SEIAA held on 29.07.2021

The case was considered by SEIAA in its 186th meeting held on 29.07.2021, which was attended by the following through Video Conference:

- (i) Sh. Devipal Sharma, Representative and Project proponent.
- (ii) Dr. Sandeep Garg, Ms. Priyanka Madan and Ms. Simran and, Environment Consultant of the project proponent.

Environmental Consultant of the promoter company informed SEIAA that the Madurai Bench of Madras High Court vide its order of 15.07.2021 has ordered an interim stay on the operation of OM dated 07.07.2021 issued by the MoEF&CC. On being asked by SEIAA to provide a copy of the detailed order passed by the Hon'ble High Court, Environmental Consultant sought time to submit the same.

After detailed deliberation, SEIAA decided to defer the case and seek clarification from the Regional office of MoEF&CC, Chandigarh, regarding the operation of office memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court.

In compliance with the aforesaid decision, Regional office of MoEF&CC, Chandigarh has been requested vide letter no. 4615 dated 10.08.2021. An email has been received from the Regional office MoEF&CC, Chandigarh addressed to Director (IA- Policy), MoEF&CC, New Delhi on 31.08.2021 wherein it was requested to provide the necessary guidance to proceed further. However, no reply has been received from the MoEF&CC, New Delhi.

10.0 Deliberations during 191st meeting of SEIAA held on 11.10.2021

The case was considered by SEIAA in its 191st meeting held on 11.10.2021 which was attended by Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, Environmental Consultant of the promoter company submitted that in a very recent similar "violation" case, MoEF&CC, New Delhi has granted Environmental Clearance on 21.05.2021 for expansion of the group housing project namely "Green Lotus Saksham" with built-up area of 1,24,724.142 sqm located at village Nabha and Chatt Zirakpur, Distt. SAS Nagar developed by M/s Maya Builders after issuing a show cause notice u/s 5 of the Environment (Protection) Act, 1986. Copies of EC letter, Minutes of EAC held on 8th January, 2021 and Show Cause notice issued in the matter were submitted by the Environmental Consultant, which were taken on record by SEIAA. Environmental Consultant requested to grant the EC being a very minor violation as project proponent has only laid sewer and internal roads in a small pocket of the Project and no major civil construction has been commenced.

To a query by SEIAA, Environmental Consultant informed that he is not fully aware whether the construction has actually been fully stopped at project site after the site visited by the officer of the PPCB on 25.09.2020.

After detailed deliberations, SEIAA decided to defer the case and examine in detail the similar project of "Green Lotus Saksham" in which post-violation EC has been granted by MoEF&CC only recently. SEIAA also decided to visit the project site on 18.10.2021 (Monday) at 11:00 AM to verify the construction status of the project.

In compliance with the aforesaid decision, project proponent and Environmental Consultant was asked vide letter no. 4818-19 dated 12.10.2021 to present at the project site on aforesaid date and time to accompany SEIAA during their field visit to verify the construction status of the project. The project site was visited on 18.10.2021 by SEIAA and similar project of "Green Lotus Saksham" in which post-violation EC granted by MoEF&CC has also been examined in detail. The project proponent submitted an affidavit to the effect that the construction activities has been stopped and no such a violation will ever be repeated. A copy of the affidavit is enclosed as Annexure-A1 of the Agenda.

11.0 Deliberations during 192nd meeting of SEIAA held on 01.11.2021.

The case was considered by SEIAA in its 192nd meeting held on 01.11.2021, which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, representative of the promoter company vide letter dated 01.11.2021 submitted notarized affidavit as directed during the visit to SEIAA, Punjab. The contents of the said affidavit are reproduced as under:

"I, Ajay Sehgal (Director) on behalf of M/s The Indian Co-operative House Building Society Ltd. having its office at Chandigarh Mullanpur Barrier, New Chandigarh, Punjab for our project namely "Suntec City" (108.58 acres) located at Village Palheri (H.B. No. 173), Tehsil Kharar and Village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar, New Chandigarh, Punjab do hereby solemnly affirm and declare the following:

- a. That project is a plotted township having plot area of 108.58 acres (43.94 ha) which is less than 50 ha. Only development work is to be undertaken in the project. As initially we presumed that our project does not fall under the purview of EIA Notification & its amendments and Environmental Clearance was not required. Accordingly, we have started development of our project by making green parks, internal roads and laying of sewer line in the small pocket of project i.e., 4-5% of the total planning area.
- b. That later on, we came to know that if permissible built-up area exceeds the limit of 1,50,000 sqm. based on permissible FAR, then, prior Environmental Clearance is required before start of any development activities.
- c. That accordingly immediately we have filed application to SEIAA, Punjab vide proposal no. SIA/PB/NCP/42854/2019 dated 14.09.2019 in Schedule 8(b) based on permissible built-up area of 2,08,819.52 sqm.
- d. That consequently construction activity was immediately stopped at site since the date of submission of the application of EC.
- e. That as we have done development work in 4-5% of total planning area that too without any intention to violate any law pertaining to Environmental Clearance. Thus, our small inadvertent violation may kindly be condoned off.
- f. That we wish to inform you that MoEF&CC in so many other cases have condoned similar/minor violation and taken favorable decision in granting Environmental Clearance in interest of state/project proponent.
- g. That no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining Environmental Clearance.

Thus, it is our humble plea to condone our unintentional act of violation so that Environmental Clearance may kindly be issued to the said project."

The said affidavit was taken on record by SEIAA.

Further, SEIAA was apprised regarding the visit report dated 18.10.2021 (Annexure-1 of the proceeding). The said visit report was also taken on record. Perusal of visit report reveals as under:

- i) Project proponent has constructed roads in one pocket of the project in an area of about 4 to 5 acres. In the said pocket, sewer has been laid and Electric Poles have been erected alongside the roads. Two parks have also been developed in this pocket.
- ii) Fencing has been partially erected on the front side of the project site and an entrance gate has been constructed.
- iii) Structures of three buildings (G+2) with approximate combined built-up area of 950 sqm and 2-Labour huts-cum storage rooms with built-up area of about 15 sqm have been partially constructed which were all unfinished and no occupancy was found in the same.
- iv) No construction had been undertaken in the remaining about 104 acres area of the project site which is mainly agricultural fields and some non-cultivable banjar land.
- v) No fresh construction was observed at site.

SEIAA also noted that in a similar project of "Green Lotus Saksham", MoEF&CC in its 63rd meeting of EAC (Infra-2) held on 19.03.2021 has granted post-violation EC. Moreover, no procedure has been defined by Ministry to deal with the post window violation cases after the stay orders of the Hon'ble Madurai Bench of the High Court of Tamil Nadu on the OM dated 07.07.2021. SEIAA also noted that the Project Proponent had stopped construction works under the Project and no new construction beyond that initially undertaken in a small pocket of 5 acres had been done by him.

After perusal of the site visit report and taking into consideration the affidavit submitted by the project Proponent and the case of Green Lotus Saksham in which EC has been granted by MoEF&CC in a "violations case" as precedence, SEIAA decided to accept the recommendation of SEAC and permit SEAC to process the case of Suntec City for grant of EC as no directions have been received from the MoEF&CC regarding dealing with such cases despite reminders and because important Projects cannot be delayed indefinitely.

12.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During meeting, the representative of the Project Proponent informed that there are certain changes in the proposal and the same have been incorporated in the Form-1, 1A, and approved layout plan. The hard copy of revised Form-1,1A and layout plan of the project approved by Chief Town Planner, Punjab vide no. 4660 dated 21.10.2020 were taken on record during the meeting.

The project proponent further informed that as per revised forms, the built-up area of the project has been revised from 208819.52 sq.m to 466702.58 sqm along with other details pertaining to no. of plots, population, water requirement, wastewater generation etc.

SEAC observed that there are significant changes in the revised proposal and asked the project proponent to upload the same including Form-1, 1A, and Layout Plan on the Parivesh Portal.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

Item No 209.06: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA), Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

Earlier the project proponent was granted Environmental Clearance for the expansion of a township project namely "Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA). The said EC was granted for total plot area 592.463 acres and total built up area 289325 sqm.

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built up area will increased by 1884325 sqm and the total built up area will become 2145325 sqm.

The ToR to the project were issued by the MoEF&CC vide letter no. 21-94/2020-IA.III dated 10.12.2020. The project proponent submitted the Form I, IA and EIA report, other additional documents. They have also deposited the processing fee amounting to Rs. 2,61,000/- through NEFT no. 010206201499/1 Dated 02.06.2020 and Rs. 18,84,325/- vide NEFT No. 0119062114507/0 dated 19.06.2021. Thus, the total fee comes out to be Rs. 21,45,325/- which is adequate as per notification dated 27.06.2019 against the total builtup area of 2145325 sqm. MoEF&CC vide letter no. 5-704/2014 (IRO)/790 dated 16.11.2020 has sent the certified compliance report of the conditions of the previous Environment Clearance which was granted to the Project Proponent.

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

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor on behalf of the Project Proponent.
3. Sh. Sandeep Singh, FAE, M/s CPTL, Mohali, Environmental Consultant.

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

Sr. no.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/62162/2014 TOR issued by MoEF& CC on Delhi on 10th December 2020
2.	Name and Location of the project	"Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA), Punjab.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 B (Expansion)
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	CLU already obtained.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	No
7.	If the project falls within 10 km of ecosensitive	No

	area/ National park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	No No																								
8.	Classification/Land use pattern as per Master Plan	Residential, mix land use as per CLU submitted.																								
9.	Cost of the project	550 Cr.																								
10.	Total Plot area, Built up Area and Green area	<table border="1"> <thead> <tr> <th colspan="4">"Table A"</th> </tr> <tr> <th>Description</th> <th>OLD</th> <th>Addition</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>592.463 Acres</td> <td>213.148 Acres</td> <td>805.611 Acres</td> </tr> <tr> <td>Built-up area</td> <td>289325 Sqm</td> <td>1884325 Sqm</td> <td>2145325 Sqm</td> </tr> <tr> <td>Green area</td> <td></td> <td></td> <td>237550 Sqm.</td> </tr> </tbody> </table>	"Table A"				Description	OLD	Addition	Total	Land	592.463 Acres	213.148 Acres	805.611 Acres	Built-up area	289325 Sqm	1884325 Sqm	2145325 Sqm	Green area			237550 Sqm.				
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Built-up area	289325 Sqm	1884325 Sqm	2145325 Sqm																							
Green area			237550 Sqm.																							
11.	Population (when fully operational)	124915 persons																								
12.	Water Requirements & source in Construction Phase	20-30 KLD met by STP with in the project																								
13.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>Total Water (KLD)</th> <th>Fresh water (KLD)</th> <th>Flushing (KLD)</th> <th>Green Area (KLD)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Summer</td> <td>15779</td> <td>13467</td> <td>2312</td> <td>1565</td> </tr> <tr> <td>2</td> <td>Winter</td> <td>15779</td> <td>13467</td> <td>2312</td> <td>512</td> </tr> <tr> <td>3</td> <td>Rainy</td> <td>15779</td> <td>13467</td> <td>2312</td> <td>142</td> </tr> </tbody> </table>	Sr. No.	Season	Total Water (KLD)	Fresh water (KLD)	Flushing (KLD)	Green Area (KLD)	1	Summer	15779	13467	2312	1565	2	Winter	15779	13467	2312	512	3	Rainy	15779	13467	2312	142
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1	Summer	15779	13467	2312	1565																					
2	Winter	15779	13467	2312	512																					
3	Rainy	15779	13467	2312	142																					
14.	Source of Water	<ul style="list-style-type: none"> • Ground water (tube well) • Treated waste water will be used in the construction (STP installed within project) • The permission from the PWRDA has been applied. • Recirculation of treated water. 																								
15.	Treatment & Disposal arrangements of waste water in Construction Phase	At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from the current population. The wastewater generated during the construction will be treated in the same STPs.																								

16.	Disposal Arrangement of Waste water in Operation Phase	<p>Total =12623 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 4 no., 2500KLD X 2no.). At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have already been installed. The disposal of treated wastewater is given as under:</p> <table border="1" data-bbox="634 443 1414 646"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area sqm (KLD)</th> <th>MC Sewer if any (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>2312</td> <td>1565</td> <td>8746</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>2312</td> <td>512</td> <td>9799</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>2312</td> <td>142</td> <td>10169</td> </tr> </tbody> </table>	Sr. No.	Season	For Flushing purposes (KLD)	Green Area sqm (KLD)	MC Sewer if any (KLD)	1.	Summer	2312	1565	8746	2.	Winter	2312	512	9799	3.	Rainy	2312	142	10169
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1.	Summer	2312	1565	8746																		
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3.	Rainy	2312	142	10169																		
17.	Rain water recharging detail	1699723 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps.																				
18.	Solid waste generation and its disposal	<table border="1" data-bbox="634 825 1386 890"> <thead> <tr> <th></th> <th>Earlier</th> <th>Additional</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>MSW</td> <td>30235 Kg/day</td> <td>17885 Kg/day</td> <td>48120 Kg/day</td> </tr> </tbody> </table> <p>a)48120 kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.</p>		Earlier	Additional	Total	MSW	30235 Kg/day	17885 Kg/day	48120 Kg/day												
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MSW	30235 Kg/day	17885 Kg/day	48120 Kg/day																			
19.	Hazardous Waste & E-Waste	<p>1) Cat 5.1 Qty 25 ltr. 2) Any other Category</p> <p>Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.</p>																				
20.	Energy Requirements & Saving	<p>a) 30 MW from PSPCL. b) 6x 240 KVA, 4x500 KVA</p> <p>Energy Saving measures:</p> <ul style="list-style-type: none"> • Solar Light 500 No = 3750 KWHD • Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD • Energy Saving @2200 KWH annually with 100 liters solar heated water use/day • Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD • Total Energy saved/day = 6932 KWHD 																				

21.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.		
		Description	Capital Cost (Rs)	recuring Cost (Rs)
		Construction	1022 lac	18.50
		Operation		53.0
22.	Certified Compliance report from regional office of MoEF& CC	Submitted		

During the meeting, SEAC raised following observations to the Project Proponent to which he replied as under:

1. The Project Proponent shall submit compliance of the observations made by the MoEF while sending the certified compliance report.
2. As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.
4. The project proponent shall submit the detailed plan for the collection, segregation, treatment and disposal of Municipal Solid Waste in compliance of Solid Waste Management Rules, 2016.
5. The Project Proponent shall mark the location of the STPs in the layout plan as proposed by him.

SEAC also observed that the Hon'ble NGT has recently passed order on 02.07.2021 in OA no. 980/2019 in which the project proponent is one of the respondents. SEAC observed that the matter requires in depth deliberations.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC subject to submission of reply by the Project Proponent. The latest Hon'ble NGT order

dated 02.07.2021 shall be circulated to all the members of SEAC through e-mail so that the said order can be deliberated in depth in the next meeting.

Now, the Project Proponent vide letter dated 30.07.2021 has submitted the point wise reply of the observations raised by the SEAC.

Further, the latest Hon'ble NGT order dated 02.07.2021 was circulated to all the members of SEAC vide e-mail dated 27.07.2021.

The operative part of the said order is given as under:

"We request the committee to look into the issue in respect of village Kansala and give a further supplementary report on the subject as far as possible within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of image PDF. It will be open to the concerned stakeholder to put forward their respective view point before the committee by way of written representation and/or personal appearance which may be duly considered by the committee. The report of the committee may be placed on the website of the State PCB for being accessed by all the stakeholders for their response to the report before the next date. List for further consideration on 27.10.2021."

Recently, a representation has been received on 7.08.2021 from Sh. Sandeep Singh S/o Sukhpal Singh R/o Village Gandhon Kalan, VPO Rangilpur, Tehsil & District Rupnagar, Punjab, wherein it was informed as under:

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.
2. The complainant has highlighted that the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.
3. The Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.
4. The Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" without obtaining separate

Environment Clearance, as the same was not included in the Environment Clearance application of the "Chandigarh Extension".

5. The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to aforesaid violation.

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

Member Secretary, SEAC apprised the Committee that the above said representation/ complaint dated 7.08.21 was also addressed to Principal Secretary, Department of Science, Technology & Environment, Punjab besides Chairman, SEIAA, Chairman, SEAC and Chairman, PPCB. Further, the Department of Science, Technology & Environment is in the process of constituting a Committee to verify the facts of the complaint.

After deliberations, SEAC decided to defer the case and will be considered after receipt of report of the Committee.

3.0 Deliberations during 208th meeting of SEAC held on 02.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr. Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant

The Committee was informed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through email on 31.08.21, wherein it was submitted that the builder has developed a total of 6,48,510 sq.m. built up area as against the permitted 2,89,325 sqm. of built-up area to be developed in 592.463 acres. The built up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" measuring 3,04,049 sqm alone, with details as under:

Sr. No.	Name of Project	Location in the Omaxe Township	Total Built up area (Sqm.)
1.	The Lake	Village Bharounjian	3,04,049.154
2.	Silver Birch	Village Ranimajra & Kansala	1,19,644
3.	Ambrossia	Village Ranimajra & Kansala	35,347
4.	Cassia	Village Ranimajra & Kansala	92,290
5.	Celestia Grand Floors	Village Ranimajra & Kansala	17,352

6.	Celestia Royal Floors	Village Ranimajra & Kansala	58,023
7.	Mullberry Villas	Village Kansala	21,806
Total Built up Area			6,48,511.154

Further, "The Lake" Group Housing Project consist of 1344 flats with built up area of 3,04,049 sqm. which is not a part of the 2,89,325 sqm for which EC was granted on 25.03.2015. Further, it was submitted that the Group Housing Project namely, "The Lake" in complete violation of EIA Notification, 2006 and requested that the construction going on at the site is without Environmental Clearance and prayed that the sale purchase of flats/ units may kindly be stopped and the builder may be directed not to handover possession of dwelling units during the pendency of this application.

On the above said representations/ complaints made by Sh. Sandeep Singh on dated 07.08.21 & 27.08.21, the Govt. of Punjab, Department of Science, Technology & Environment vide Memo No. 10/552/2021-STE(5)/298 dated 31.08.21 and Memo No. 10/552/2021-STE(5)/248021 dated 14.09.21 has constituted a Committee of Senior Environmental Engineer and Environmental Engineer, PPCB to inquire into the matter.

The above said Committee submitted its report to Govt. of Punjab, Department of Science, Technology & Environment vide letter No. 5433 dated 23.09.21. The Committee visited the site on 08.09.21 and intimated that the project proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which environmental clearance was granted with details of newly added 7 projects are as under:

Sr. No.	Name of the Project	Construction Status as stated by the complainant	Reference No. marked by the Complainant in the layout Plan	Construction Status as verified during visit on 08.09.21	Status as per drawing no. 3269 CTP (Pb)-MPM-131 dated 10.06.2014 on the basis of which environmental clearance was granted.
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/ construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	Site area not mentioned in the above drawing.

2.	Stilt + 4 (Salamatpur)	External Structure Development Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and development. External structure upto 9 floors.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
4.	Resort-B	High rise construction and development. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Development Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted development (Roads, sewerage etc.) completed. Construction of external structure upto 2 floors on same plots started	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil construction was observed under progress.	Site area not mentioned in the above drawing.
7	Paintpur Plotted area	Excavation completed. Plotted development (Roads, sewerage etc.) completed and construction started on same plots.	7	The site was found levelled. But, sewer line was found laid in some parts. One small stretch of RCC road and one small stretch of another road (upto sub-base/ loose stone metal laid on the sub-base) was observed laid.	Site area not mentioned in the above drawing.

The Committee concluded as under:

1. The project proponent has carried out development activities beyond the approved drawing No. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which Environmental Clearance was granted.
2. Both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of the untreated effluent and the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 10 KLD was not found being discharged into any drain.

3. The project proponent has not obtained consents to operate for the existing two RMC Plants
4. The project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the Construction and Demolition Waste Management Rules, 2016.
5. Construction in the project namely, "The Lake" was under progress. Though this project is marked as Group Housing in 25.012 acres in Part-D of the layout Plan approved vide no. 3269 CTP (PB) MPM -131 dated 10.06.14 but clarification from SEIAA / SEAC is required as to whether the built up area of this project is included or not in the EC granted to the project proponent vide no. SEIAA/2015/1878 dated 25.03.15.
6. For further verification of the built up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

Besides above two representations/ complaints, the applicant (Sh. Sandeep Singh) also filed an application before the National Green Tribunal (NGT) for challenging the legality of construction raised by M/s. Omaxe Chandigarh Extension Developers Pvt. Ltd. by way of project, "The Lake" at village Kansal, Ranimajra, Dhode Majra, Rasoolpur in Mullanpur (LPA), Distt. Mohali and also legality of other construction by the same project proponent in projects- Ambrossia, Celestial Grand Floors, Celestial Royal Floors, Cassia Floors, Mulberry Villas, Silver Birch Floors and on the newly added 7 parcels of land.

The NGT after hearing the Counsel of the applicant vide order dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021) constituted a five members joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. Further, CPCB and State PCB will be Nodal Agency for coordination and compliance. The Joint Committee may meet within 15 days. It may undertake visit to the site and interact with the stakeholders, including the PP. The Committee will be free to consult any other expert/ institution and may give its reports within 2 months. The Committee may also give status on quantity of sewage and solid waste being generated and system to be or being followed for their management as per consent and authorization granted. Further, sources of water and the permissions granted may also be indicated.

The matter list for further consideration on 04.01.22.

The NGT in IA No. 166/2021 seeking interim relief indicated that NGT are not inclined to consider at this stage, without verification of facts in terms of the above order. However, the applicant is at liberty to make any appropriate prayer to the statutory authorities who, on verification of facts, may take such remedial measures as may be found necessary to

give effect to law, in exercise of their statutory powers. IA No. 166/2021 stands disposed of accordingly.

PPCB vide letter No. 3460-64 dated 27.10.21 informed that the meeting of the Joint Committee constituted by NGT has been scheduled to be held on 29.10.2021 at District Administrative Complex, SAS Nagar.

The Committee after detailed deliberations decided to defer the case to the next meeting of SEAC.

PPCB was requested to send the latest construction status report during issuance of ToR to the project vide letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

Punjab Pollution Control Board vide letter no. 5987 dated 25.10.2021 has sent the latest construction status report of the site in response to letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

The relevant contents of the report are reproduced as under:

It is intimated that the site of the project was visited by the officer of the Board on 12.04.2021 and on 08.09.2021 and the point wise reply is as under:

Sr. no.	Report sought by SEIAA	Reply of the Board
1.	<i>Whether Project Proponent has started the construction of the project in the expansion area for which application of ToRs submitted by the Project Proponent.</i>	<i>Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb)-MPM- 131 dated 10.06.2014 on the basis of which Environment Clearance was granted.</i>
2.	<i>Whether project 'Beacon Street' is part of the expansion project as mentioned in the complaint.</i>	<i>Yes, the proposed project i.e. 'Beacon Street' is a part of the expansion project.</i>
3.	<i>Whether expansion project, is in violation of the provisions of EIA Notification 14.09.2006.</i>	<i>Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb) - MPM- 131 dated 10.06.2014 on the basis of which the Environment Clearance was granted.</i>

<p>4.</p>	<p><i>Whether site of the expansion project, is meeting with the siting guidelines framed of the Punjab Pollution Control Board for such type of project.</i></p>	<p><i>As per the boundary limits site shown by the representative of the promoter company during the visit, there is no MAH Industry/ Cement Plant/grinding Unit/ Rice Sheller/ Salla Plant/ Stone Crushing/ Screening-cum-washing Unit/ Hot Mix Plant within a radius of 500m from the boundary of the proposed site of the project.</i></p> <p><i>However, there are 3 brick kiln of Vill- Parol, which are within the 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick Kiln, Parol, Kharar falls within the 100m radius of the project site.</i></p> <p><i>As such the promoter company shall develop 15m wide green belt of broad leaf trees towards the brick kiln, so as to attenuate the air pollution being generated from the brick kiln. The promoter company shall also get the same earmarked in the revised layout plan of the project.</i></p>
<p>5.</p>	<p><i>Physical structures within 500m radius of the site including the status of industries, if any.</i></p>	<p><i>There is mostly commercial and residential development in the 500m radius of the project. However, there are 3 brick kiln of Vill- Parol, which are within 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick kiln, Parol, Kharar falls within the 100m radius of the project site.</i></p>
<p>6.</p>	<p><i>Status of consent issued to existing project under Air act, 1981 and Water act, 1974 (validity of consents, project site area, built up area etc.)</i></p>	<p><i>Consent to operate under the Water act, 1974 and Air act, 1981 granted on 07.09.2021, both were expired on 31.12.2020, which were further extended upto 31.03.2022, for independent Floors & Villas (Dwelling Unit) @ 1200 no. having total land area of 592 acres.</i></p>

Deliberations during 209th meeting of SEAC held on 27.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr. Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

SEAC after hearing the project proponent and on perusal of the record observed as under:

1. SEAC noted that earlier Environmental Clearance granted by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015 for total project area of 592.463 acres with total built-up area of 2,89,325 sqm was based on mandatory documents i.e. Form-1,1A, and conceptual plan. Further, the project proponent has submitted an application for obtaining environmental clearance for carrying out expansion for the total land area of 805.611 acres having built-up area of 21,45,325 sq.m.

SEAC observed that the details (boundary of the project along with its components) of the earlier environmental clearance granted to the project proponent for 592.463 acres and proposal for expansion of the project for 805.611 acres needs to be digitally earmarked using GIS on the layout plan of 805.611 acres as per the revenue records (Jamabandi/Hadbast/Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under government acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning, Punjab along with the details of 14 projects mentioned in the complaint by the Complainant also to be marked digitally in the layout plan using GIS as per the revenue records.

2. SEAC observed certain discrepancies w.r.t population density of S+3 floors, amenities area, area of community-I, built-up area of group housing project-II etc in the conceptual plan of 805.611 acres and the same were brought to notice of the project proponent. The Project Proponent ensured to submit the revised conceptual plan after necessary corrections.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.