

Proceedings of 235th meeting of State Expert Appraisal Committee (SEAC) held on 24.12.2022 (Saturday) at 11:00 AM in the Conference Hall no. 2 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. Satish Kumar Gupta	Member
6.	Sh. Anil Kumar Gupta	Member
7.	Sh. Sunil Mittal	Member
8.	Sh. Pawan Krishan	Member

Item No. 01: Confirmation of the proceedings of 234th meeting of State Level Expert Appraisal Committee held on 12.12.2022.

The proceedings of 234th meeting of State Level Expert Appraisal Committee held on 12.12.2022 were prepared and circulated through email on 20.12.2022. No Comments were received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 234th meeting of State Level Expert Appraisal Committee held on 12.12.2022.

The action taken on the decisions of 234th meeting of State Level Expert Appraisal Committee held on 12.12.2022 has been completed. SEAC noted the same.

Item No. 235.01: Application for Terms of Reference for steel manufacturing unit at Village Chattarpura, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab by M/s Durga Multimetals Pvt. Ltd. (Proposal No. SIA/PB/IND1/407408/2022).

The industry is an existing steel manufacturing unit and had already obtained Consent to Operate under the provisions of the Air Act 1981 & Water Act 1974, which is valid up to 30.09.2023. The Consents have been issued for the manufacturing of steel ingot @ 78 T/day at Village Chattarpura, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab.

The industry has applied for obtaining Terms of Reference for carrying out expansion of steel manufacturing unit located at Village Chattarpura, Mandi Gobindgarh, District Fatehgarh Sahib by increasing the production capacity from 27,300 TPA to 52,500 TPA by replacing the existing induction furnace of capacity 6 TPH with new induction furnace of 10 TPH along with one rolling mill. Further, the total production capacity after expansion will be 150 TPD (52,500 TPA) of Billets/Ingots or Rolled Products (Bar Square & Round). The project is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 13.7906 Crore.

The industry has submitted application form and Pre-Feasibility Report along with other relevant documents on Parivesh Portal. The industry has deposited Rs. 34,477/- through NEFT No. BKIDY22322224034 dated 18.11.2022 as verified by the supporting staff of SEIAA.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Anil Aggarwal, Director of M/s Durga Multimetals Pvt. Ltd.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the project as under:

S. No.	Description	Details			
1.	Basic Details				
1.1	Name of Industry & Project proponent:	M/s Durga Multimetals Pvt. Ltd. Mr. Atul Aggarwal (Director)			
1.2	Proposal	SW/108604/2022			
1.3	Location of Industry	Village Chattarpura, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab (147301)			
1.4	Details of land area and built-up area	Breakup of the project area is given below:			
		S. No.	Description	Total area (in sq.m.)	Area in %
		1.	Existing shed covered area	2,912.25	25.25

			2.	Office block covered area & other covered areas.	770.697	6.73
			3.	Plantation area	3806.03	33
			4.	Passage area	1,797.59	15.58
			5.	Parking area	220.64	1.91
			6.	Proposed shed covered area	1,941.65	16.90
			Total area		11,533.387 sq. m. (2.85 acres)	100%
1.5	Category under EIA notification dated 14.09.2006	3(a): Metallurgical Industries (ferrous & non-ferrous)				
2. Site Suitability Characteristics						
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, Project location falls within the Industrial Zone as per Master Plan of Mandi Gobindgarh.				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/ building plan approval status)	Master Plan showing project location has been submitted with the report. Further, CLU has been obtained from Department of Town and Country Planning, Punjab. A copy of the permission for Change of Land Use for the total land area measuring 2.85 acres has been obtained vide memo no. 406 CTP (PB)/SP-438 (FGS) dated 14.01.2009 in the name of M/s Durga Multimetal Pvt Ltd, Mandi Gobindgarh. The industry has proposed to carryout expansion within the existing premises only.				
3. Forest, Wildlife and Green Area						
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No forest land is involved in the project. An undertaking to effect that the project does not involve any Forest/PLPA Land submitted. However, NOC from DFO regarding the same will be submitted at the time of SEIAA meeting.				
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	Not applicable, as no PLPA land is involved. An undertaking to effect that the project does not involve any Forest/PLPA Land submitted.				
3.3	Whether industry required clearance under	No NBWL permission is required as no Wildlife Sanctuary falls within 10 km radius of project location.				

	the provisions of Wildlife Protection Act 1972 or not:													
3.4	Distance of the industry from the Critically Polluted Area.	Nearest Critically Polluted area is Ludhiana, located at a distance of approx. 42.4 km from the project.												
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	No; as no Eco-sensitive zone falls within 10 km of the project location.												
3.6	Green area requirement and proposed No. of trees:	Green area of 3,806.03 sq.m. (33%) has been proposed within the project. Total 571 no. of trees @ 1,500 trees per hectare.												
4. Raw Material, Product & Machinery														
4.1	Raw materials, products & machinery details	Raw Materials:												
		<table border="1"> <thead> <tr> <th></th> <th>Existing</th> <th>Proposed</th> <th>After Expansion</th> </tr> </thead> <tbody> <tr> <td>Materials</td> <td colspan="3">Scrap & Ferro Alloys</td> </tr> <tr> <td>Quantity</td> <td>80 TPD</td> <td>80 TPD</td> <td>160 TPD (56,000 TPA)</td> </tr> </tbody> </table>		Existing	Proposed	After Expansion	Materials	Scrap & Ferro Alloys			Quantity	80 TPD	80 TPD	160 TPD (56,000 TPA)
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Quantity	78 TPD	72 TPD	150 TPD (52,500 TPA)											
		Machinery:												
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	Existing	Proposed	After Expansion											
Induction Furnaces	1 × 6 TPH	Replacement of existing IF with 10 TPH	1 × 10 TPH											
Rolling Mill	-	1	1											
5. Water														
5.1	Total fresh water requirement:	After expansion, total water requirement of the project will be 43 KLD; out of which fresh water requirement will be 41 KLD.												
5.2	Source:	Ground water (1 borewell)												

5.3	Total water requirement for domestic purpose:	3 KLD.					
5.4	Total water requirement for cooling purpose:	19 KLD					
5.4	Total wastewater generation:	After expansion, approx. 2.4 KLD of domestic wastewater will be generated which will be treated in proposed STP of capacity 5 KLD.					
5.5	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Treated water from STP will be reused for horticulture purpose within project premises.					
		Sr. No.	Season	Flushing purposes (KLD)	Green area sq.m (KLD)	Cooling purpose (KLD)	MC Sewer (KLD)
		1.	Summer	--	2	--	--
		2.	Winter	--	2	--	--
		3.	Monsoon	--	2	--	--
5.8	Cumulative Details:						
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Treated wastewater reuse	Green area requirement	Into sewer
	1.	43 KLD <ul style="list-style-type: none"> Domestic water demand 3 KLD Make-up water demand for cooling purpose 19 KLD Green area water demand 21 KLD 	2.4 KLD	2 KLD	2 KLD (Reused for horticulture purpose)	21 KLD (for Summer season @ 5.5 lt/sq.m./day)	0
5.9	Rain water harvesting proposal:	No rain water recharging pits has been proposed within project premises. Thus, rain water recharging will be done outside of project premises by adopting pond. NOC will be obtained from Sarpanch of the Village regarding pond adoption and copy of the same along with detailed rain water recharging proposal will be submitted with EIA report.					
6.	Air						

6.1	Details of Air Polluting machinery:	Source of air pollution are given below:			
		S. No.	Machinery	Description	
		1.	Induction Furnace	1 × 10 TPH	
	2.	DG sets	125 KVA & 320 KVA		
6.2	Measures to be adopted to contain particulate emission/ Air Pollution	The details of the sources of pollution and its mitigation measures are given below:			
S. No.	Source	Capacity	Chimney Height	APCD	
1.	Induction Furnaces	1 × 10 TPH	30 m	Side suction hood followed by bag filter as APCD of capacity 50,000 CMH will be installed on Induction Furnace.	
2.	DG Sets	125 KVA & 320 KVA	2.5 m & 3 m	Canopy	
7.	Energy Saving				
7.1	Power Consumption:	Energy requirement is given below:			
		S. No.	Description	Existing	Total After Expansion
		1.	Power load	3,100 KVA	4,000 KVA
	2.	DG set	1 × 125 KVA	1 × 125 KVA & 1 × 320 KVA	
		Source: PSPCL			
7.2	Energy saving measures:	<u>Energy Saving measures to be adopted:</u> a) LEDs provided in place of CFL. b) Energy Efficient Induction Furnace and other machinery will be installed.			

The Committee was satisfied with the presentation and subsequent reply to the observations raised during the meeting. After detailed deliberations, the Committee decided to forward the case to SEIAA with the recommendation to grant Terms of Reference (ToRs) to M/s Durga Multimetals Pvt. Ltd. at Village Chattarpura, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab by increasing the production capacity from 27,300 TPA to 52,500 TPA of Steel Ingots as under:

Standard ToR

1. Introduction

- i. Background about the project
- ii. Need of the project

- iii. Purpose of the EIA study
- iv. Scope of the EIA study

2. Project description

A. Site Details

- i. Location of the project site covering village, Taluka/Tehsil, District and State.
- ii. Site accessibility
- iii. A digital toposheet in pdf or shape file compatible to google earth of the study area of radius of 10km and site location preferably on 1:50,000 scale. (including all eco-sensitive areas and environmentally sensitive places).
- iv. Latest High-resolution satellite image data having 1m-5m spatial resolution like quickbird, Ikonos, IRS P-6 pan sharpened etc., along with delineation of plant boundary co-ordinates. Area must include at least 100m all around the project location.
- v. Environment settings of the site and its surrounding along with map.
- vi. A list of major industries with name, products and distance from plant site within study area (10km radius) and the location of the industries shall be depicted in the study area map.
- vii. In case if the project site is in vicinity of the water body, 50 meters from the edge of the water body towards the site shall be treated as no development/construction zone. If it's near the wetland, Guidelines for implementing Wetlands (Conservation and Management) Rules, 2017 may be followed.
- viii. In case if the project site is in vicinity of the river, the industry shall not be located within the river flood plain corresponding to one in 25 years flood, as certified by concerned District Magistrate/Executive Engineer from State Water Resources Department (or) any other officer authorized by the State Government for this purpose as per the provisions contained in the MoEF&CC Office Memorandum dated 14/02/2022.
- ix. Type of land, land use of the project site.
- x. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process as per the MoEF&CC O.M. dated 7/10/2014 shall be furnished.
- xi. Engineering layout of the area with dimensions depicting existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

B. Forest and wildlife related issues (if applicable):

- i. Status of Forest Clearance for the use of forest land shall be submitted.
- ii. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife if the project site located within notified Eco-Sensitive Zone, 10km radius of national park/sanctuary wherein final ESZ notification is not in place as per MoEF&CC Office Memorandum dated 8/8/2019.
- iii. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, Eco-sensitive Zone and Eco-sensitive areas, the project proponent shall submit the map duly authenticated by Divisional

- Forest Officer showing the distance between the project site and the said areas.
- iv. Wildlife Conservation Plan duly authenticated by the Competent Authority of the State Government for conservation of Schedule I fauna, if any exists in the study area.

C. Salient features of the project

- i. Products with capacities in Tons per Annum for the proposed project.
- ii. If expansion project, status of implementation of existing project, details of existing/proposed products with production capacities in Tons per Annum.
- iii. Site preparatory activities.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other than raw materials, other chemicals and materials required with quantities and storage capacities.
- vi. Manufacturing process details along with process flow diagram of proposed units.
- vii. Consolidated materials and energy balance for the project.
- viii. Total requirement of surface/ ground water and power with their respective sources, status of approval.
- ix. Water balance diagram
- x. Details of Emission, effluents, hazardous waste generation and mode of disposal during construction as well as operation phase.
- xi. Man-power requirement.
- xii. Cost of project and scheduled time of completion.
- xiii. Brief on present status of compliance (Expansion/modernization proposals)
 - a. Cumulative Environment Impact Assessment for the existing as well as the proposed expansion/modernization shall be carried out.
 - b. In case of ground water drawl for the existing unit, action plan for phasing out of ground water abstraction in next three years except for domestic purposes and shall switch over to 100 % use of surface water from nearby source.
 - c. Copy of all the Environment Clearance(s) including Amendments thereto obtained for the project from MoEF&CC/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environment clearances including amendments shall be provided.
 - d. In case the existing project has not obtained Environment Clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the Regional Office of the SPCB shall be submitted.

3. Description of the Environment

- i. Study period
- ii. Approach and methodology for data collection as furnished below.

Attributes	Sampling	Remarks
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	Network	Frequency	
A. Air Environment			
Micro- Meteorological . Wind speed (Hourly) . Wind direction . Dry bulb temperature . Wet bulb temperature . Relative humidity . Rainfall . Solar radiation . Cloud cover . Environmental Lapse Rate	Minimum 1 site in the project impact area	1 hourly continuous	. IS 5182 Part 1-20 . Site specific primary data is essential . secondary data from IMD, New Delhi . CPCB guidelines to be considered.
Pollutants . PM2.5 . PM10 . SO2 . NOx . CO . HC . Other parameters relevant to the project and topography of the area	At least 8-12 locations	As per National Ambient Air Quality Standards, CPCB Notification.	. Sampling as per CPCB guidelines . Collection of AAQ data (except in monsoon season) . Locations of various stations for different parameters should be related to the characteristic properties of the parameters. . The monitoring stations shall be based on the NAAQM standards as per GSR 826(E) dated 16/11/2009 and take into account the predominant wind direction, population zone and sensitive receptors including reserved forests, . Raw data of all AAQ measurement for 12 weeks of all stations as
Attributes	Sampling		Remarks per frequency given in the NAAQM Notification of 16/11/2009 along with min., max., average and 98% values for each of the AAQ parameters from data of all AAQ
	Network	Frequency	

			stations should be provided as can annexure to the EIA Report.
B. Noise			
. Hourly equivalent noise levels	At least 8-12 locations	As per CPCB norms	
C. Water			
Parameters for water quality . pH, temp, turbidity, magnesium hardness, total alkalinity, choride, sulphate, nitrate, fluoride, sodium, potassium, salinity . Total nitrogen, total phosphorus, DO, BOD, COD, Phenol . Heavy metals . Total coliforms, faecal coliforms . Phyto plankton . Zoo plankton	Samples for water quality should be collected and analyzed as per: . IS: 2488 (Part 1-5) methods for sampling and testing of Industrial effluents . Standard methods for examination of water and wastewater analysis published by American Public Health Association.		
For River Bodies . Total Carbon . pH . Dissolved Oxygen . Biological Oxygen Demand . Free NH4 . Boron . Sodium Absorption Ratio . Electrical	. Surface water quality of the nearest River (60m upstream and downstream) and other surface water	. Yield of water sources to be measured during critical season . Standard methodology for collection of surface water (BIS standards)	
Attributes	Sampling		Remarks
	Network	Frequency	
Conductivity	bodies		
For Ground Water	. Ground water monitoring data should be collected at minimum of 8 locations (from existing wells/tube wells/ existing current records) from the study area and shall be included.		
D. Traffic Study			
. Type of vehicles . Frequency of vehicles for transportation of materials			

. Additional traffic due to proposed project . Parking arrangement	
E. Land Environment	
Soil . Particle size distribution . Texture . pH . Electrical conductivity . Cation exchange capacity . Alkali metals . Sodium Absorption Ratio (SAR) . Permeability . Water holding capacity . Porosity	Soil samples be collected as per BIS specifications
Land use/ Landscape . Location code . Total project area . Topography . Drainage (natural) . Cultivated, forest, plantations, water bodies, roads and settlements	
F. Biological Environment	

Attributes	Sampling		Remarks
	Network	Frequency	
Aquaric . Primary productivity . Aquatic weeds . Enumeration of phyto plankton, zoo plankton and benthos . Fisheries . Diversity indices . Trophic levels . Rare and endangered species . Marine parks/ Sanctuaries/ areas/ coastal regulation zone (CRZ)			. Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. Indicator species which indicate ecological and environment degradation should be identified and included to clearly state whether the proposed project would result in to any adverse effect on any species. . Samples to collect from upstream and downstream of discharge point, nearby tributaries at downstream, and also from dug wells close to activity site. . For forest studies, direction of wind should be considered while selecting forests. . Secondary data to collect from Government offices, NGOs, published literature.

<p>Terrestrial</p> <ul style="list-style-type: none"> . Vegetation-species list, economic importance, forest produce, medicinal value . Importance value index (IVI) of trees . Fauna . Avi fauna . Rare and endangered species . Sanctuaries/ National park/ Biosphere reserve . Migratory routes 	
F. socio-economic	
<ul style="list-style-type: none"> . Demographic structure . Infrastructure resource base . Economic resource base . Health status: Morbidity pattern . Cultural and aesthetic attributes 	<ul style="list-style-type: none"> . Socio-economic survey is based on proportionate, stratified and random sampling method. . Primary data collection through questionnaire . Secondary data from census records, statistical hard books, topo sheets, health records and relevant official records available with Govt. Agencies

Attributes	Sampling		Remarks
	Network	Frequency	
Education			

- i. Interpretation of each environment attribute shall be enumerated and summarized as given below:
- Ambient air quality
 - Ambient Noise quality
 - Surface water quality
 - Ground water quality
 - Soil quality
 - Biological Environment
 - Land use
 - Socio-economic environment

4. Anticipated Environment Impacts and mitigation measures (In case of expansion, cumulative impact assessment shall be carried out)

- i. Identification of potential impacts in the form of a **matrix** for the construction and operation phase for all the environment components

Activity	Environment	Ecological	Socio-economic
Construction phase			
Operation phase			

- ii. Impact on ambient air quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
 - Details of stack emissions from the existing as well as proposed activity.
 - Assessment of ground level concentration of pollutants from the stack emission based on AQIP Modelling The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any along with wind rose map for respective period
 - Impact on ground level concentration, under normal, abnormal and emergency conditions. Measures to handle emergency situations in the event of uncontrolled release of emissions.
- iii. Impact on ambient noise quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
- iv. Impact on traffic (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
- v. Impact on soil quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
- vi. Impact on land use (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
- vii. Impact on surface water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
- viii. Impact on ground water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase
- ix. Impact on terrestrial and aquatic habitat (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
 - b. Operation phase

- x. Impact on socio-economic environment (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase
- xi. Impact on occupational health and safety (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase

5. Analysis of Alternatives (Technology & Site)

- i. No project scenario
- ii. Site alternative
- iii. Technical and social concerns
- iv. Conclusion

6. Environmental Monitoring Program

- i. Details of the Environment Management Cell
- ii. Performance monitoring schedule for all pollution control devices shall be furnished.
- iii. Corporate Environment Policy
 - a. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - b. Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environment or forest norms / conditions? If so, it may be detailed in the EIA.
 - c. What is the hierarchical system or Administrative order of the company to deal with the environment issues and for ensuring compliance with the environment clearance conditions? Details of this system may be given.
 - d. Does the company have system of reporting of non-compliances / violations of environment norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report
- iv. Action plan for post-project environment Monitoring matrix:

Activity As	Aspect	Monitoring Parameter	Location	Frequency	Responsibility
Construction phase					
Operation phase					

7. Additional Studies

- i. Public consultation details (Entire proceedings as separate annexure along with authenticated English Translation of Public Consultation proceedings).
- ii. Summary of issues raised during public consultation along with action plan to

address the same as per MoEF&CC O.M. dated 30/09/2020

S. NO	Physical activity and action plan		Year of implementation (Budget in INR)			Total Expenditure (Rs. in Crores)
	Name of the Activity	Physical Targets	1st	2nd	3rd	

- iii. Risk assessment
 - Methodology
 - Hazard identification
 - Frequency analysis
 - Consequence analysis
 - Risk assessment outcome
- iv. Emergency response and preparedness plan

8. Project Benefits

- i. Environment benefits
- ii. Social infrastructure
- iii. Employment and business opportunity
- iv. Other tangible benefits

9. Environment Cost Benefit Analysis

- i. Net present value
- ii. Internal rate of return
- iii. Benefit cost ratio
- iv. Cost effectiveness analysis

10. Environment Management Plan (Construction and Operation phase)

- i. Air quality management plan
- ii. Noise quality management plan
- iii. Solid and hazardous waste management plan
- iv. Effluent management plan
- v. Storm water management plan
- vi. Rain water harvesting plan
- vii. Occupational health and safety management plan
- viii. Green belt development plan
- ix. Socio-economic management plan
- x. Wildlife conservation plan (In case of presence of schedule I species)
- xi. Total capital cost and recurring cost/annum for environment pollution control measures shall be included.

11. Conclusion of the EIA study

12. In addition to the above, any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.

SPECIAL CONDITIONS-

1. For Large ISPs, a 3-D view i.e. DEM (Digital Elevation Model) for the area in 10 km radius from the proposal site. MRL details of project site and RL of nearby sources of water shall be indicated.
2. Plan for the implementation of the recommendations made for the steel plants in the CREP guidelines.
3. Plan for solid wastes utilization
4. Plan for utilization of energy in off gases (coke oven, blast furnace)
5. System of coke quenching adopted with justification.
6. Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other recycled materials.
7. Details on toxic metal content in the waste material and its composition and end use (particularly of slag).
8. Details on toxic content (TCLP), composition and end use of slag.
9. 100 % dolo char generated in the plant shall be used to generate power.
10. Fourth Hole fume extraction system shall be provided for SAF.WHR system shall be installed to recover sensible heat from flue gases of EAF. Provision for installation of jigging and briquetting plant to utilise the fines generated in the process.
11. No tailing pond is permitted for Iron ore slimes. Dewatering and filtration system shall be provided.
12. Emission/effluent norms as per G.S.R 894 (E) dated 4/12/2019.

Item No. 235.02: Application for Terms of Reference of M/s Sona Castings Pvt. Ltd. for manufacturing of steel unit located at G.T Road, Sirhind Side, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab (Proposal No. SIA/PB/IND1/406091/2022).

The industry was granted Environment Clearance from Competent State Authority vide letter no. 3513 dated 04.10.1991 for the manufacturing of MS Casting, Special Iron Casting, Alloys Steel Casting & SG Iron Casting @ 90,000 TPA.

The industry is an existing steel manufacturing unit and had already obtained Consent to Operate under the provisions of the Air Act 1981 & Water Act 1974, which is valid up to 30.09.2023. The Consents have been issued for the manufacturing of MS Billets & HR Coils @ 110 TPD and runner & riser @ 4 MTD at G.T Road, Sirhind Side, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab. The industry has installed Induction Furnace of capacity 8 TPH and rolling mill.

The industry has applied for issuance of TORs for carrying out expansion in the existing steel manufacturing unit by increasing in the production capacity from 110 TPD to 365 TPD. The industry has proposed to replace Induction Furnace of capacity 8 TPH with induction furnaces of capacity 2X12 TPH along with Pipe plant. The industry has proposed to carry out the expansion within the existing unit only. The Project is covered under category 3(a) & 'B1' of the schedule appended with the EIA Notification, 2006. The total projects cost is Rs. 41.9471.

The industry has submitted Pre-feasibility report wherein, the details of the production capacity of the unit is given as under:

Year	Capacity of Furnace	Production capacity	Whether covered under EIA notification or not?
01.10.1991		90,000 TPA	Project obtained clearance from State Competent Authority, Govt. of Punjab vide no. CSA/P.A/3513 dated 04.10.1991 for production capacity of 90,000 TPA. Also, NOC obtained from Punjab Pollution Control Board vide no. PTA-5/293/EE-I/37790 dated 27.12.1991 for production capacity of 90,000 TPA.
04.12.2003	3 TPH & 5 TPH	--	Industry not covered under EIA notification, 1994 as it is a secondary metallurgical unit & not having EAF. Consent to Operate obtained from Punjab Pollution Control Board certificate no. FGS/APC/2003-04/F-15 & FGS/WPC/2003-04/F-11 dated

			04.12.2003.
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The industry has submitted the application form, Pre-feasibility report and other additional documents through online portal. The industry has deposited Rs. 1,04,868/- vide Reference No. N/INDBN09119563860 dated 09.11.2022 as checked & verified by the supporting staff of SEIAA.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Pawan Goyal, Director of M/s Sona Castings Pvt. Ltd.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the project as under:

Sr. No.	Description	Details			
1.	Basic Details				
1.1	Name of Industry & Project proponent:	M/s Sona Castings Pvt. Ltd. Project Proponent: Mr. Pawan Goyal (Director)			
1.2	Proposal	SW/107341/2022			
1.3	Location of Industry	G.T Road, Sirhind Side, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab (147301)			
1.4	Details of land area and built-up area	Breakup of the project area is given below:			
		S. No.	Description	Total area (in sq.m.)	Area in %
		1.	Shed covered area	7,857.21	43.54
		2.	Other covered area	1206.05	6.67
		3.	Plantation area	2712.74	15.03
		4.	Passage area	4830.92	26.77
		5.	Parking area	537.25	2.97
		6.	Utility and Other area	897.91	4.97
		Total area		18,042.08 sq.m (4.45 acres)	100%
		Further, in order to meet green area requirement of 33%, additional green area of 3,604.61 sq.m has been proposed			

		outside of project premises. Thus, total green area 6,317.35 sq.m (35.01%) has been proposed.
1.5	Category under EIA Notification dated 14.09.2006	3(a): Metallurgical Industries (ferrous & non-ferrous)
2. Site Suitability Characteristics		
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes. Project location falls within the Industrial Zone as per Master Plan of Mandi Gobindgarh. Master Plan marked project location has been submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/ building plan approval status)	Master Plan showing project location has been submitted with the report. The industry is an existing unit and had already obtained consents from Punjab Pollution Control Board. Further, the industry has proposed to carryout expansion in the existing land area of 4.45 acres.
3. Forest, Wildlife and Green Area		
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No forest land is involved in the project. Undertaking regarding the same has been submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	Not applicable, as no PLPA land is involved. Undertaking regarding the same has been submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No NBWL permission is required as no Wildlife Sanctuary falls within 10 km radius of project location.
3.4	Distance of the industry from the Critically Polluted Area.	Nearest Critically Polluted area is Ludhiana located at a distance of approx. 42 km from the project.
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. <i>(Specify the distance from the nearest Eco sensitive zone)</i>	No; as no Eco-sensitive zone falls within 10 km of the project location. Bir-Bhadson Wildlife Sanctuary is located at a distance of approx. 15.5 km from project location.
4. Raw material, Products & Machinery		

4.1	Raw materials, products & machinery details	Raw Materials:					
		Description	Existing	Proposed	Total After Expansion		
		Materials	Scrap & Ferro Alloys				
		Quantity	115 TPD	269 TPD (94,150 TPA)	384 TPD (1,34,400 TPA)		
Products:							
		Description	Existing	Proposed	Total After Expansion		
		Products	Billets & H.R Coils	Billets/H. R Coils/Pipes			
		Quantity	110 TPD	255 TPD (89,250 TPA)	365 TPD (1,27,750 TPA)		
Machinery:							
		Description	Existing	Proposed	Total After Expansion		
		Induction Furnaces	8 TPH	2 × 12 TPH	2 × 12 TPH		
		Rolling Mill	1	-	1		
		Pipe Plant	-	1	1		
5. Water							
5.1	Total fresh water requirement:	After expansion, total water requirement of the project will be 61 KLD; out of which fresh water requirement will be 49.5 KLD.					
5.2	Source:	Ground water (2 No. borewells)					
5.3	Total water requirement for domestic purpose:	After expansion the domestic water requirement for the project is estimated to be 15 KLD.					
5.4	Total wastewater generation:	12 KLD of domestic wastewater will be generated after expansion which will be treated in proposed STP of capacity 15 KLD.					
5.5	Total water requirement for industrial purpose:	After expansion, make-up water demand for cooling purpose is estimated to be 31 KLD.					
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Sr. No.	Season	Flushing purposes (KLD)	Green area sq.m (KLD)	Cooling purpose (KLD)	MC Sewer (KLD)
		1.	Summer	--	--	11.5	--

		2.	Winter	--	--	11.5	--
		3.	Monsoon	--	--	11.5	--
5.7 Cumulative Details:							
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Treated wastewater reuse	Green area requirement	Into sewer
	1.	61 KLD <ul style="list-style-type: none"> • Domestic water demand 15 KLD • Make-up water demand for cooling purpose 31 KLD • Green area water demand 15 KLD 	12 KLD	11.5 KLD	11.5 KLD (Reused for cooling purpose)	15 KLD (for Summer season @ 5.5 lt/sq.m./day)	0
5.9	Rain water harvesting proposal:		No rain water recharging pits has been proposed within project premises. Thus, rain water recharging will be done outside of project premises by adopting pond. NOC will be obtained from Sarpanch of the Village regarding pond adoption and copy of the same along with detailed rain water recharging proposal will be submitted with EIA report.				
6. Air							
6.1	Details of Air Polluting machinery:		Source of air pollution are given below:				
			S. No.	Machinery	Description		
			1.	Induction Furnace	2 × 12 TPH each		
			2.	DG set	325 KVA		
6.2	Measures to be adopted to contain particulate emission/ Air Pollution		The details of the sources of pollution and its mitigation measures are given below:				
8. Energy Saving							
8.1	Power Consumption:						
			S.	Description	Existing	Total After	

		No.			Expansion
		1.	Power load	8,639 KVA	18,139 KVA
		2.	DG set	1 × 325 KVA	1 × 325 KVA
		Energy requirement is given below: Source: PSPCL (Punjab State Power Corporation Limited)			
8.2	Energy saving measures:	<u>Energy Saving measures to be adopted:</u> a) LEDs has been provided. b) Energy Efficient Induction Furnace will be installed.			

The Committee was satisfied with the presentation and subsequent reply to the observations raised during the meeting. After detailed deliberations, the Committee decided to forward the case to SEIAA with the recommendation to grant Terms of Reference (ToRs) to M/s Sona Castings Pvt. Ltd. located at G.T Road, Sirhind Side, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab by increasing the production capacity from 110 TPD to 365 TPD of MS Billets & HR Coils as under:

Standard ToR

1. Introduction

- i. Background about the project
- ii. Need of the project
- iii. Purpose of the EIA study
- iv. Scope of the EIA study

2. Project description

A. Site Details

- i. Location of the project site covering village, Taluka/Tehsil, District and State.
- ii. Site accessibility
- iii. A digital toposheet in pdf or shape file compatible to google earth of the study area of radius of 10km and site location preferably on 1:50,000 scale. (including all eco-sensitive areas and environmentally sensitive places).
- iv. Latest High-resolution satellite image data having 1m-5m spatial resolution like quickbird, Ikonos, IRS P-6 pan sharpened etc., along with delineation of plant boundary co-ordinates. Area must include at least 100m all around the project location.
- v. Environment settings of the site and its surrounding along with map.
- vi. A list of major industries with name, products and distance from plant site within study area (10km radius) and the location of the industries shall be depicted in the study area map.
- vii. In case if the project site is in vicinity of the water body, 50 meters from the edge of the water body towards the site shall be treated as no development/construction zone. If it's near the wetland, Guidelines for implementing Wetlands (Conservation and Management) Rules, 2017 may be followed.

- viii. In case if the project site is in vicinity of the river, the industry shall not be located within the river flood plain corresponding to one in 25 years flood, as certified by concerned District Magistrate/Executive Engineer from State Water Resources Department (or) any other officer authorized by the State Government for this purpose as per the provisions contained in the MoEF&CC Office Memorandum dated 14/02/2022.
- ix. Type of land, land use of the project site.
- x. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process as per the MoEF&CC O.M. dated 7/10/2014 shall be furnished.
- xi. Engineering layout of the area with dimensions depicting existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

B. Forest and wildlife related issues (if applicable):

- i. Status of Forest Clearance for the use of forest land shall be submitted.
- ii. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife if the project site located within notified Eco-Sensitive Zone, 10km radius of national park/sanctuary wherein final ESZ notification is not in place as per MoEF&CC Office Memorandum dated 8/8/2019.
- iii. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, Eco-sensitive Zone and Eco-sensitive areas, the project proponent shall submit the map duly authenticated by Divisional Forest Officer showing the distance between the project site and the said areas.
- iv. Wildlife Conservation Plan duly authenticated by the Competent Authority of the State Government for conservation of Schedule I fauna, if any exists in the study area.

C. Salient features of the project

- i. Products with capacities in Tons per Annum for the proposed project.
- ii. If expansion project, status of implementation of existing project, details of existing/proposed products with production capacities in Tons per Annum.
- iii. Site preparatory activities.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other than raw materials, other chemicals and materials required with quantities and storage capacities.
- vi. Manufacturing process details along with process flow diagram of proposed units.
- vii. Consolidated materials and energy balance for the project.
- viii. Total requirement of surface/ ground water and power with their respective sources, status of approval.
- ix. Water balance diagram
- x. Details of Emission, effluents, hazardous waste generation and mode of disposal during construction as well as operation phase.
- xi. Man-power requirement.
- xii. Cost of project and scheduled time of completion.
- xiii. Brief on present status of compliance (Expansion/modernization proposals)

- a. Cumulative Environment Impact Assessment for the existing as well as the proposed expansion/modernization shall be carried out.
- b. In case of ground water drawl for the existing unit, action plan for phasing out of ground water abstraction in next three years except for domestic purposes and shall switch over to 100 % use of surface water from nearby source.
- c. Copy of all the Environment Clearance(s) including Amendments thereto obtained for the project from MoEF&CC/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environment clearances including amendments shall be provided.
- d. In case the existing project has not obtained Environment Clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the Regional Office of the SPCB shall be submitted.

3. Description of the Environment

- i. Study period
- ii. Approach and methodology for data collection as furnished below.

Attributes	Sampling		Remarks
	Network	Frequency	
A. Air Environment			
Micro- Meteorological . Wind speed (Hourly) . Wind direction . Bry bulb temperature . Wet bulb temperature . Relative humidity . Rainfall . Solar radiation . Cloud cover . Environmental Lapse Rate	Minimum 1 site in the project impact area	1 hourly continuous	. IS 5182 Part 1-20 . Site specific primary data is essential . secondary data from IMD, New Delhi . CPCB guidelines to be considered.
Pollutants . PM2.5 . PM10 . SO2 . NOx . CO . HC	At least 8-12 locations	As per National Ambient Air Quality Standards, CPCB Notification.	. Sampling as per CPCB guidelines . Collection of AAQ data (except in monsoon season) . Locations of various stations for different

<p>. Other parameters relevant to the project and topography of the area</p>			<p>parameters should be related to the characteristic properties of the parameters.</p> <p>. The monitoring stations shall be based on the NAAQM standards as per GSR 826(E) dated 16/11/2009 and take into account the predominant wind direction, population zone and sensitive receptors including reserved forests,</p> <p>. Raw data of all AAQ measurement for 12 weeks of all stations as</p>
<p>Attributes</p>	<p>Sampling</p>		<p>Remarks</p> <p>per frequency given in the NAAQM Notification of 16/11/2009 along with min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as can annexure to the EIA Report.</p>
	<p>Network</p>	<p>Frequency</p>	
<p>B. Noise</p>			
<p>. Hourly equivalent noise levels</p>	<p>At least 8-12 locations</p>	<p>As per CPCB norms</p>	
<p>C. Water</p>			
<p>Parameters for water quality</p> <p>. pH, temp, turbidity, magnesium hardness, total alkalinity, choride, sulphate, nitrate, fluoride, sodium, potassium, salinity</p> <p>. Total nitrogen, total phosphorus, DO, BOD, COD, Phenol</p> <p>. Heavy metals</p>	<p>Samples for water quality should be collected and analyzed as per:</p> <p>. IS: 2488 (Part 1-5) methods for sampling and testing of Industrial effluents</p> <p>. Standard methods for examination of water and wastewater analysis published by American Public Health Association.</p>		

<ul style="list-style-type: none"> . Total coliforms, faecal coliforms . Phyto plankton . Zoo plankton 			
<ul style="list-style-type: none"> For River Bodies . Total Carbon . pH . Dissolved Oxygen . Biological Oxygen Demand . Free NH4 . Boron . Sodium Absorption Ratio . Electrical 	<ul style="list-style-type: none"> . Surface water quality of the nearest River (60m upstream and downstream) and other surface water 	<ul style="list-style-type: none"> . Yield of water sources to be measured during critical season . Standard methodology for collection of surface water (BIS standards) 	
Attributes	Sampling		Remarks
	Network	Frequency	
Conductivity	bodies		
For Ground Water	<ul style="list-style-type: none"> . Ground water monitoring data should be collected at minimum of 8 locations (from existing wells/tube wells/ existing current records) from the study area and shall be included. 		
D. Traffic Study			
<ul style="list-style-type: none"> . Type of vehicles . Frequency of vehicles for transportation of materials . Additional traffic due to proposed project . Parking arrangement 			
E. Land Environment			
<ul style="list-style-type: none"> Soil . Particle size distribution . Texture . pH . Electrical conductivity . Cation exchange capacity . Alkali metals . Sodium Absorption Ratio (SAR) . Permeability . Water holding capacity . Porosity 	Soil samples be collected as per BIS specifications		
<ul style="list-style-type: none"> Land use/ Landscape . Location code 			

<ul style="list-style-type: none"> . Total project area . Topography . Drainage (natural) . Cultivated, forest, plantations, water bodies, roads and settlements 	
F. Biological Environment	

Attributes	Sampling		Remarks
	Network	Frequency	
Aquatic <ul style="list-style-type: none"> . Primary productivity . Aquatic weeds . Enumeration of phyto plankton, zoo plankton and benthos . Fisheries . Diversity indices . Trophic levels . Rare and endangered species <ul style="list-style-type: none"> . Marine parks/ Sanctuaries/ closed areas/ coastal regulation zone (CRZ) Terrestrial <ul style="list-style-type: none"> . Vegetation-species list, economic importance, forest produce, medicinal value . Importance value index (IVI) of trees . Fauna <ul style="list-style-type: none"> . Avi fauna . Rare and endangered species . Sanctuaries/ National park/ Biosphere reserve . Migratory routes 			<ul style="list-style-type: none"> . Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. Indicator species which indicate ecological and environment degradation should be identified and included to clearly state whether the proposed project would result in to any adverse effect on any species. . Samples to collect from upstream and downstream of discharge point, nearby tributaries at downstream, and also from dug wells close to activity site. . For forest studies, direction of wind should be considered while selecting forests. . Secondary data to collect from Government offices, NGOs, published literature.
F. socio-economic			
<ul style="list-style-type: none"> . Demographic structure . Infrastructure resource base 			<ul style="list-style-type: none"> . Socio-economic survey is based on proportionate, stratified and random sampling method. . Primary data collection through questionnaire

. Economic resource base . Health status: Morbidity pattern . Cultural and aesthetic attributes	. Secondary data from census records, statistical hand books, topo sheets, health records and relevant official records available with Govt. Agencies
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Attributes	Sampling		Remarks
	Network	Frequency	
Education			

- i. Interpretation of each environment attribute shall be enumerated and summarized as given below:
- Ambient air quality
 - Ambient Noise quality
 - Surface water quality
 - Ground water quality
 - Soil quality
 - Biological Environment
 - Land use
 - Socio-economic environment

4. Anticipated Environment Impacts and mitigation measures (In case of expansion, cumulative impact assessment shall be carried out)

- i. Identification of potential impacts in the form of a **matrix** for the construction and operation phase for all the environment components

Activity	Environment	Ecological	Socio-economic
Construction phase			
Operation phase			

- ii. Impact on ambient air quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- c. Construction phase
- d. Operation phase
- Details of stack emissions from the existing as well as proposed activity.
 - Assessment of ground level concentration of pollutants from the stack emission based on AQIP Modelling The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any along with wind rose map for respective period
 - Impact on ground level concentration, under normal, abnormal and emergency conditions. Measures to handle emergency situations in the event of uncontrolled release of emissions.

- iii. Impact on ambient noise quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- iv. Impact on traffic (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- v. Impact on soil quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- vi. Impact on land use (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- vii. Impact on surface water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- viii. Impact on ground water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- ix. Impact on terrestrial and aquatic habitat (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- x. Impact on socio-economic environment (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase
- xi. Impact on occupational health and safety (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - c. Construction phase
 - d. Operation phase

5. Analysis of Alternatives (Technology & Site)

- i. No project scenario
- ii. Site alternative
- iii. Technical and social concerns
- iv. Conclusion

6. Environmental Monitoring Program

- i. Details of the Environment Management Cell
- ii. Performance monitoring schedule for all pollution control devices shall be furnished.

- iii. Corporate Environment Policy
- e. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - f. Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environment or forest norms / conditions? If so, it may be detailed in the EIA.
 - g. What is the hierarchical system or Administrative order of the company to deal with the environment issues and for ensuring compliance with the environment clearance conditions? Details of this system may be given.
 - h. Does the company have system of reporting of non-compliances / violations of environment norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report
- iv. Action plan for post-project environment Monitoring matrix:

Activity As	Aspect	Monitoring Parameter	Location	Frequency	Responsibility
Construction phase					
Operation phase					

7. Additional Studies

- i. Public consultation details (Entire proceedings as separate annexure along with authenticated English Translation of Public Consultation proceedings).
- ii. Summary of issues raised during public consultation along with action plan to address the same as per MoEF&CC O.M. dated 30/09/2020

S. NO	Physical activity and action plan		Year of implementation (Budget in INR)			Total Expenditure (Rs. in Crores)
	Name of the Activity	Physical Targets	1st	2nd	3rd	

- iii. Risk assessment
 - Methodology
 - Hazard identification
 - Frequency analysis
 - Consequence analysis
 - Risk assessment outcome
- iv. Emergency response and preparedness plan

8. Project Benefits

- i. Environment benefits

- ii. Social infrastructure
- iii. Employment and business opportunity
- iv. Other tangible benefits

9. Environment Cost Benefit Analysis

- i. Net present value
- ii. Internal rate of return
- iii. Benefit cost ratio
- iv. Cost effectiveness analysis

10. Environment Management Plan (Construction and Operation phase)

- i. Air quality management plan
- ii. Noise quality management plan
- iii. Solid and hazardous waste management plan
- iv. Effluent management plan
- v. Storm water management plan
- vi. Rain water harvesting plan
- vii. Occupational health and safety management plan
- viii. Green belt development plan
- ix. Socio-economic management plan
- x. Wildlife conservation plan (In case of presence of schedule I species)
- xi. Total capital cost and recurring cost/annum for environment pollution control measures shall be included.

11. Conclusion of the EIA study

- 12. In addition to the above, any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.

SPECIAL CONDITIONS-

- 13. For Large ISPs, a 3-D view i.e. DEM (Digital Elevation Model) for the area in 10 km radius from the proposal site. MRL details of project site and RL of nearby sources of water shall be indicated.
- 14. Plan for the implementation of the recommendations made for the steel plants in the CREP guidelines.
- 15. Plan for solid wastes utilization
- 16. Plan for utilization of energy in off gases (coke oven, blast furnace)
- 17. System of coke quenching adopted with justification.
- 18. Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other recycled materials.
- 19. Details on toxic metal content in the waste material and its composition and end use (particularly of slag).
- 20. Details on toxic content (TCLP), composition and end use of slag.
- 21. 100 % dolo char generated in the plant shall be used to generate power.
- 22. Fourth Hole fume extraction system shall be provided for SAF.WHR system shall be installed

to recover sensible heat from flue gases of EAF. Provision for installation of jigging and briquetting plant to utilise the fines generated in the process.

23. No tailing pond is permitted for Iron ore slimes. Dewatering and filtration system shall be provided.
24. Emission/effluent norms as per G.S.R 894 (E) dated 4/12/2019.

Item No. 235.03: Application for Environmental Clearance for establishment of Commercial Project namely “Grand Carnival” at Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab by M/s RGI Infra (Proposal No. SIA/PB/INFRA2/402370/2022).

The project proponent has submitted application for Environmental Clearance for establishment of Commercial Project namely “Grand Carnival” at Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab by M/s RGI Infra. The land area of the project is 24,296.82 sq.m (6 acres) and having built-up area will be 93,014.047 sq.m. The project is covered under category B2 and activity 8(a) as per the EIA notification dated 14.09.2006.

The project proponent has submitted Conceptual plan, Form I, Form IA and other additional documents through online portal. He has also deposited Rs. 1,86,030 vide Cheque No. 000050 dated 04.10.2022 as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7678 dated 21.12.2022 has sent the latest construction status report with details as under:

“Accordingly, the site was visited by the officer of the Board on 16/12/2022 and it was observed as under:

- 1. No site development work has been started at the site. The project proponent has provided demarcation of the site using tin sheds on 3 side along the boundary. The site is situated on Airport Road adjoining "Mohali City Centre - II". On the back side of the project site residential plots of block H, Aerocity have been established. No drain passes through the project site.*
- 2. The project proponent has taken site measuring one acre on lease from GMADA adjoining to the project site vide GMADA letter no. 90764 dated 20/9/2022 for initially 6 months. The project proponent has started construction of office using brick work in this site taken on lease.*
- 3. The project site is located in Aerocity, Mohali.*
- 4. The project proponent has installed DG set of unknown capacity without canopy and without adequate stack height.*
- 5. No MAH industry/ cement crushing/ grinding unit/ rice sheller/salia plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the the boundary of the proposed site of the project. No air polluting industry located within 100 m of the site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2022*
- 6. The project proponent has submitted allotment letter of the commercial Site, Block-H, at Aerocity, Mohali vide no. to/2022/13830 dated 04.07.2022. As per the Master, plan of the SAS Nagar, the Site under Commercial Zone.*

It is further intimated that GMADA has laid sewer in the area and has installed STP of 500 KLD for the treatment of wastewater generated from Aero city project. GMADA is in process of upgrading the STP to 10 MLD capacity and has given dead line of 31/12/2022 for completion.”

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Rajesh Gupta, Partner M/s RGI Infra.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the EIA report as under:

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Proposed Commercial Project namely "Grand Carnival" by M/s RGI Infra
1.2	Proposal:	SW/103962/2022
1.3	Location of Project:	Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Land area: 24,296.82 sq.m. Built up area: 93,014.047 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under 8(a) - 'Building & Construction Project' as built-up area of the project will be 93,014.047 sq.m.
1.6	Cost of the project	Rs. 343.08 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of SAS Nagar, project site falls within the Mix use area. Master Plan showing the project site is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of an allotment letter of the commercial Site measuring total land area of 6 acres in Block-H at Aerocity, Mohali issued vide no. to/2022/13830 dated 04.07.2022 submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. Thus, no clearance is required under Forest Conservation Act, 1980. Undertaking regarding the same has been submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. Undertaking regarding the same has been submitted.																		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, there is no Wildlife Sanctuary or Protected Area falls within 10 km radius of the project site. Thus, no NBWL Clearance is required.																		
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana located at a distance of approx. 88 km from the project site.																		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.																		
3.6	Green area requirement and proposed No. of trees:	Green area: 327.225 sq.m. Total no. of trees 304 trees= 1tree/80 sqm of the plot area.																		
4.	Configuration & Population																			
4.1	Proposal & Configuration	Proposed commercial project comprises of one block 'A' which consist of G + 5 floors and 2 basements.																		
		<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq.m)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plot area</td> <td>24,296.82</td> </tr> <tr> <td>2.</td> <td>FAR (@ 2.12%)</td> <td>51,502.291</td> </tr> <tr> <td>3.</td> <td>Non-FAR area <ul style="list-style-type: none"> • Basement 1 • Basement 2 • Other Non-FAR areas (including staircase, lifts, mumty etc.) </td> <td> 41,511.756 <ul style="list-style-type: none"> • 19,662.153 • 19,662.153 • 2,187.450 </td> </tr> <tr> <td>4.</td> <td>Built-up Area (FAR + Non FAR)</td> <td>93,014.047</td> </tr> <tr> <td>5.</td> <td>Green area</td> <td>327.225</td> </tr> </tbody> </table>	S. No.	Description	Area (in sq.m)	1.	Plot area	24,296.82	2.	FAR (@ 2.12%)	51,502.291	3.	Non-FAR area <ul style="list-style-type: none"> • Basement 1 • Basement 2 • Other Non-FAR areas (including staircase, lifts, mumty etc.) 	41,511.756 <ul style="list-style-type: none"> • 19,662.153 • 19,662.153 • 2,187.450 	4.	Built-up Area (FAR + Non FAR)	93,014.047	5.	Green area	327.225
S. No.	Description	Area (in sq.m)																		
1.	Plot area	24,296.82																		
2.	FAR (@ 2.12%)	51,502.291																		
3.	Non-FAR area <ul style="list-style-type: none"> • Basement 1 • Basement 2 • Other Non-FAR areas (including staircase, lifts, mumty etc.) 	41,511.756 <ul style="list-style-type: none"> • 19,662.153 • 19,662.153 • 2,187.450 																		
4.	Built-up Area (FAR + Non FAR)	93,014.047																		
5.	Green area	327.225																		

4.2	Floor wise Population Details:								
	S. No.	Description		Area in sq.m.	Criteria		Population		
	1.	Ground Floor (SCO's & Shops)		10,647.909	3 sq.m/person		3,549		
	2.	1st Floor (SCO's & Shops)		10,674.792	6 sq.m/person		1,779		
	3.	2nd Floor (SCO's & Shops)		10,674.792	6 sq.m/person		1,779		
	4.	3rd Floor							
			• SCO's	• 4,802.911	• 6 sq.m/person	• 800			
			• Offices	• 5,871.881	• 10 sq.m/person	• 587			
	5.	4th Floor (Offices)		4,568.625	10 sq.m/ person		457		
	6.	5th Floor (Offices)		4,192.626	10 sq.m/ person		419		
	Total Estimated Population							9,370	
	Population breakup details								
	S. No.	Description					Population		
	1.	Office Population					1,463		
			• Staff (@ 90% of office pop.)				• 1,317		
		• Visitors (@ 10% of office pop.)				• 146			
2.	Commercial Area (SCO's & Shops) Population					7,907			
		• Staff (@ 10% of Commercial Area pop.)				• 791			
		• Visitors (@ 90% of Commercial Area pop.)				• 7,116			
5	Water								
5.1	S. No.	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)	
	1.	Staff	2,108	45	95	20	42	53	
	2.	Visitors	7,262	15	109	10	73	36	
	Total		9,370	-	204	-	115	89	
	Green area water req. for 327.225 sq.m.								
	Summer (@ 5.5 lt./m ² /day)							2	
	Winter (@ 1.8 lt./m ² /day)							0.5	
	Monsoon (@ 0.5 lt./m ² /day)							0.1	
	5.2	Total fresh water requirement:		Fresh water requirement of the project will be 89 KLD.					

5.3	Source:	GMADA Supply					
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Water supply will be provided through GMADA as per (x) point of General conditions in the allotment letter.					
5.5	Total wastewater generation:	163 KLD of domestic wastewater will be generated from the project.					
5.6	Treatment methodology: (STP capacity, technology & components)	163 KLD of sewage will be generated which will be treated in proposed STP of capacity 175 KLD based on MBBR Technology.					
5.7	Treated wastewater for flushing purpose:	115 KLD					
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 2 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD					
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer.					
5.10	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	204 KLD	163 KLD	160 KLD	115 KLD	Summer: 2 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer: 43 KLD Winter: 44.5 KLD Monsoon: 44.9 KLD
	*The Project Proponent has submitted copy of allotment letter issued by GMADA, wherein it has been mentioned in the conditions that the allottee shall be entitled for the sewer and storm water connection in the main sewer and storm network developed by GMADA.						
5.11	Rain water harvesting proposal:	5 No's Rain water recharging pits have been proposed for rain water recharge within the project premises. Layout					

		plan showing rain water recharging pits is enclosed with the application.			
6	Air				
6.1	Details of Air Polluting machinery:	3 DG sets of capacity 750 KVA each will be provided for power backup.			
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.			
7	Waste Management				
7.1	Total quantity of solid waste generation	1,874 kg/day of domestic solid waste will be generated.			
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Biodegradable waste will be converted into manure using two Mechanical Composters of capacity 500 kg each to be installed within project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.			
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.			
8	Energy Saving & EMP				
8.1	Power Consumption:	Total power demand of the project will be 8,326.739 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	The total area covered by solar panels will be 1,370.587 sq.m. which is 30% of terrace area of 4 th floor i.e. 4,568.625 sq.m. which will generate 48 KW power. Details of energy savings is attached along with the application.			
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is attached along with application.			
		Description	Construction phase		Operational phase
			Capital Cost	Recurring Cost	Recurring Cost

		(in Lakhs)	(in Lakhs/ annum)	(in Lakhs/ annum)
	Wastewater Management (Installation of STP of capacity 175 KLD based on MBBR-UF)	40	1	5
	Air & Noise Pollution Management (Provision of Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1	1
	Development of green belt and landscaping	4	0.5	3 (for 3 years)
	Rainwater recharging (5 pits)	10	1	2
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	1	5
	Solid Waste Management (Installation of 2 mechanical composters of capacity 500 kg each and hazardous waste management)	25	1	3
	Energy Conservation Measures (Provision of LED lights and solar panel)	50	0.5	2

		Total	Rs. 144 lakhs	Rs. 6 lakhs	Rs. 21 lakhs	
8.4	CER details	The estimated cost of the project is Rs. 343.08 Crores. Thus, 1% of the project cost will be spent for Corporate Environment Responsibility (CER) which comes out to be Rs. 343 lakhs (or Rs. 3.5 Crores). The following activities will be undertaken as Corporate Environment Responsibility (CER):				
		S. No.	Activities	Cost (Rs. Lacs)		
		1.	Development of Mini Forest (Nanak Bagchi) in public or community areas	70		
		2.	Rejuvenation of 2 ponds located in the nearby Villages	200 (100 × 2)		
		3.	Solid waste management by installation of Mechanical Composter in the nearby Village	80		
		Total			Rs. 350 Lakhs	

The Committee on perusal of construction status report submitted by Punjab Pollution Control Board vide letter no. 7678 dated 21.12.2022 observed that the Project Proponent has started construction of office using brick work in this site taken on lease. In this regard, the Project Proponent clarified that the construction of the office has been carried out in the land area other than the land area for carrying out the construction of the proposed project. The Committee noted the same and asked the Project Proponent to submit a self-declaration in this regard. The Committee on perusal of CER activities asked the Project Proponent to revise the same. The project proponent agreed to the same.

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

- (i) The Project Proponent shall submit the self-declaration to the effect that the office construction has not been carried out in the proposed land area for which the Environmental Clearance had been sought under EIA notification dated 14.09.2006.
- (ii) The Project Proponent shall submit the self-declaration that the land area of the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary.
- (iii) The Project Proponent shall submit the revised proposal for carrying out CER activities.

Item No. 235.04: Application for Terms of Reference under EIA notification dated 14.09.2006 for establishment of the project namely “Quark City” located at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIII B, Mohali, Punjab by M/s Quark City India Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/408767/2022).

The Project Proponent was granted Environmental Clearance vide letter no. SEIAA/MS/2020/3435 dated 05.11.2020 for establishment of Township and Area Development project namely “Quark City” located at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIII B, Mohali, Punjab. The total land area of the project 207602.123 sqm (51.30 acres) and having built up area of 7,47,088.902 sqm.

The Project Proponent has applied for Terms of Reference for carrying out expansion for increase in the built-up area from 7,47,088.902 sqm to 9,22,657.95 sqm. The project is covered under 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006

The Project Proponent has submitted online application form and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 43,893/- (25%) through UTR No. KKBK223344897393 dated 30.11.2022, as checked & verified by the supporting staff of SEIAA.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Rajesh Sharma, Coordinator M/s Quark City India Pvt. Ltd.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the project as under:

Sr. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	Expansion of project namely “QuarkCity” at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIII B, Mohali, Punjab by M/s QuarkCity India Pvt. Ltd.			
1.2	Proposal:	SIA/PB/INFRA2/408767/2022			
1.3	Location of Project:	Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIII B, Mohali, Punjab.			
1.4	Details of Land area & Built up area:	Description	EC Accorded (in sq. m)	Proposed (in sq. m)	Total after EC

					Expansion (in sq. m)
	Total site area	2,07,602.123 sq.m. (or 51.30 acres)			
	Built up area	7,47,088.902 sq.m.	1,75,569.048sq.m.	9,22,657.95 sq.m.	
	Green area	45200	-23591	21,609	
		sq.m.			
2.	Site Suitability Characteristics				
2.1	Whether project is suitable as per the provisions of Master Plan:	The site has been allotted as per the Master plan of SAS Nagar for the designated use. Copy of the same showing project location is enclosed along with application.			
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent has already obtained Environmental Clearance for the total land area of 51.30 acres. Further, as per the proposal for expansion, there shall be no increase in the total land area of the project.			
3	Forest, Wildlife and Green Area				
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. An undertaking in this regard submitted.			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900.			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The project does not fall in eco-sensitive zone of wildlife/bird sanctuary. Thus, NBWL clearance is not required.			
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No			
3.5	Green area requirement and proposed No. of trees:	Total green area: 21,609 sq.m. Proposed trees to be planted: 6,342 nos.			
4.	Configuration & Population				

4.1	Proposal & Configuration	Residential, Industrial, commercial and common facilities				
4.2	Population details	Description	EC accorded	Proposed	Total after EC Expansion	
		Population	38,852 Persons	12,018 Persons	50,870 Persons	
5	Water					
5.1	Total fresh water requirement:	Description	EC accorded	Proposed	Total after EC Expansion	
		Fresh Water	1785 KLD	-240 KLD	1545 KLD	
5.2	Source:	Borewells				
5.4	Total wastewater generation:	Description	EC accorded	Proposed	Total after EC Expansion	
		Wastewater generated	2170 KLD	-51KLD	2119 KLD	
		Total water requirement for atrium building is 69 KLD. The wastewater generated from Atrium building is 5 KLD which is directly being discharged to main sewer				
5.10	Rain water harvesting proposal:	13 Rain Water Recharging pits and 4 rain water harvesting tanks have been proposed for artificial rain water recharging within the project premises. Out of which, 7 no. rain water recharging pits and 2 Rainwater recharging tanks have been constructed presently.				
6	Air					
6.1	Details of Air Polluting machinery:	Description	EC accorded	Proposed	Total after EC Expansion	
		DG sets	Total 3 DG sets of 1650 KVA each already provided for backup of existing buildings and 13 DG Sets of 1250 KVA each proposed.	DG set capacity has been change	Total 3 DG sets of 1650 KVA each, 10 DG sets of 1250 KVA each, 2 of 1500 KVA each & 4 DGs of 500 KVA each	
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
8	Power & Energy Saving					
8.1	Power Consumption:	SI. No.	Description	EC Accorded	Proposed	Total after EC Expansion

		1.	Power Load	30 MW		
		2.	DG sets	Total 3 DG sets of 1650 KVA each already provided for backup of existing buildings and 13 DG Sets of 1250 KVA each proposed.	DG set capacity has been changed.	Total 3 DG sets of 1650 KVA each, 10 DG sets of 1250 KVA each & 4 DGs of 500 KVA each
8.2	Energy saving measures:	Detailed energy savings will be submitted along with EIA report.				

During meeting, the Committee observed that the project proponent was to develop 45200 sqm green area as per the earlier Environmental Clearance whereas as per the expansion proposal, the green area has been reduced to 21609 sqm. The Committee asked the Project Proponent to submit the proper justification in this regard. After detailed deliberations, SEAC decided to defer the case till the reply of the below mentioned observations:

- (i) The Project Proponent shall submit proper justification regarding decrease in green area from 45200 sqm to 21609 sqm.
- (ii) The Project Proponent shall submit the layout plan by superimposing the green area as per earlier Environmental Clearance granted to it and as per the revised proposal.
- (iii) The Project Proponent shall submit the details pertaining to number of trees proposed to be cut down, if any, in the proposed expansion.

Item No.235.05: Application for Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture). (Proposal no. SIA/PB/NCP/30232/2018).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/2015/175 dated 16.01.2015 for the development of Housing project namely “Residential Mega Township” at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar. The total scheme area of the project was 287.90 acres, out of which ned planned area was 204.30 acres.

The Project Proponent was granted Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab.

The project proponent has submitted EIA report after incorporating the compliance of Terms of Reference along with other relevant documents. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14th September, 2006. The Project Proponent has submitted a copy of certified compliance report of the conditions imposed in the earlier Environmental Clearance granted to the promoter company.

The project proponent has submitted application Form, EIA Report and other additional documents on online portal. The projected built up area proposed for the project is 2156924.03 sqm. The processing fee of Rs. 21,56,924.03/- (Rs. 4,80,870/- has been paid vide UTR No. HDFCR520220465765765451 dated 04.05.2022, fees amounting Rs. 10,76,056.03/- has been deposited through RTGS vide UTR No. HDFCR52022090894361325 dated 08.09.2022 and balance fees amounting Rs. 6,00,000/-has been paid vide UTR No. PUNBR52022090816184274 dated 08.09.2022). The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7681 dated 21.12.2022 has sent the latest construction status report with details as under:

“Accordingly, the site was visited by the officer of the Board on 16.12.2022 and it was observed as under:

Sr.No.	Report of point sought by SEIAA	Remarks

1.	Construction status of the proposal	<ol style="list-style-type: none"> 1. The proposed site is located on both side of PR-4 Road leading from Maloa to Boothgarh in the revenue estate of above said villages, Tehsil Kharar, Distt. SAS Nagar 2. The GPS coordinates of the site are 30 '48'15"N and 76'43'07"E. 3. The entire project is divided into 06 pockets of containing 2182 plots. The individual have constructed approx. 170. Out of which, 26 families are residing in the residential towership. The project proponent has laid down sewer line /electricity in extension part of pocket-E. During visit, 7-8 kothi have been constructed in extension part of pocket-E. 4. The effluent generated from the 26 houses is being discharge into sewer line but still the effluent is not reached the STP collection tank. 5. The project proponent has installed STP @ 200 KLD in pocket-C. STP was not in working condition.
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.	<p>The following units are located within 500 m radius of the unit:</p> <ol style="list-style-type: none"> 1. No rice sheller/stone crusher/ hot mix plant/ brick kiln exit within 500 mtr from the proposed site. 2. There is no jaggery, petroleum outlet exits within 100 mtr of the site. 3. There is seasonal drain/nallah/ choe exist adjoining the site. 4. There is no eco-sensitive structure within 500 mtr of the site.
3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines farmed by the Government of Punjab for such project.

As mentioned above, the project proponent has started construction work without obtaining the environmental clearance, as such the project proponent has not comply with the Office Memorandum F.no. 22-21/2022-IA.iii dated 7/7/2022 issued by MoEF&CC."

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Authorized Signatory M/s Altus Space Builders Pvt. Ltd..
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the EIA report as under:

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	The Residential Mega Township by M/s. Greater Punjab Officers Corporative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (In Joint Venture)
1.2	Proposal:	SIA/PB/NCP/30232/2018
1.3	Location of Project:	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Total scheme area: 396.08 acres Net planned area: 317.52 acres Built- up area: 21,56,924.03 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) – ‘Township and Area Development’
1.6	Cost of the project	Rs. 1028 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Permission for Change of Land Use for the total land area of 392.03 acres (23.75 acres + 54.40 acre + 57.70 acre + 229.77 acre + 26.41 acre) submitted, however, total land area of 396 acres has been proposed for grant of Environmental Clearance. The Project Proponent needs to submit the permission for CLU for remaining 3.97 acre land area.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	As per the Master Plan of New Chandigarh, project site falls under residential zone.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. NOC in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the Project is not covered under PLPA, 1900.
3.3	Whether project required clearance	Yes. City Bird Sanctuary is located at 48pprox.. 10 km; SE & Sukhna Wildlife Sanctuary at 48pprox.. 8 km; NE from the project location.

	under the provisions of Wildlife Protection Act 1972 or not:	Thus, NBWL clearance is required for eco-sensitive zone of Sukhna Wildlife sanctuary. Application has been filed to obtain NBWL Clearance.																																	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes Project falls in eco-sensitive zone of Sukhna Wildlife Sanctuary.																																	
3.5	Green area requirement and proposed No. of trees:	Total green area: 77,294.96 sq.m. Proposed trees to be planted: 20,040 nos.																																	
4.	Configuration & Population																																		
4.1	Proposal & Configuration	<p>The project comprises of total scheme area of 396.08 acres and net planned area of 317.52 acres. The details are as under:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Area (in acres)</th> <th>Net Planning Area (in %)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Area under Residential Development</td> <td>138.37</td> <td>43.58</td> </tr> <tr> <td>2</td> <td>Group Housing</td> <td>8.27</td> <td>2.6</td> </tr> <tr> <td>3</td> <td>Area under Commercial Development</td> <td>15.82</td> <td>5</td> </tr> <tr> <td>4</td> <td>Area under Parks</td> <td>19.10</td> <td>6.02</td> </tr> <tr> <td>5</td> <td>Area under Public Buildings</td> <td>24.76</td> <td>7.79</td> </tr> <tr> <td>6</td> <td>Area under Roads, Pavements, open</td> <td>111.20</td> <td>35.01</td> </tr> <tr> <td colspan="2">Total</td> <td>317.52</td> <td>100</td> </tr> </tbody> </table> <p>*The details are as per the layout plan approved on 28.03.2018 from Chief Town Planner, Punjab.</p>	Sr. No.	Description	Area (in acres)	Net Planning Area (in %)	1	Area under Residential Development	138.37	43.58	2	Group Housing	8.27	2.6	3	Area under Commercial Development	15.82	5	4	Area under Parks	19.10	6.02	5	Area under Public Buildings	24.76	7.79	6	Area under Roads, Pavements, open	111.20	35.01	Total		317.52	100	
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3	Area under Govt. Acquisition	24604.9	6.08	4.22	7,527.16	1.86																													

4	Area under Revenue Rasta	21084.12	5.21	2.77	32,293.94	7.98
5	Area under Sector Road	83203.40	20.56	1.48	89,192.79	22.04
6	Reserved Area	146213	36.13	-9.32	1,08,496.32	26.81
7	Net Planned Area [1-(2+3+4+5+6)]	8,26,772.76	204.03	113.49	12,84,958.98	317.52
8	Area Under Residential	3,93,880.53	97.33	41.04	5,59,964.02	138.37
9	Area Under Commercial	42,977.61	10.62	5.2	64,021.32	15.82 (@ 5%)
10	Area under Amenities / Public Buildings	43,989.33	10.87	13.89	1,00,200.25	24.76
11	Area under Group Housing	20,719.92	5.12	3.15	33,467.53	8.27
12	Total Saleable Area (incl. EWS) (2+8+9+11)	--	-	-	7,37,863.98	182.33 (@ 54.04%)
13	Area under Parks	49,695.39	12.27	6.83	77,294.96	19.10
14	Area under roads, paved open spaces	83,203.37	20.56	90.64	4,50,010.43	111.2

4.3 Population details

Sl. No.	Description	Norms	EC Accorded		Proposed	Total (After Expansion)	
			Total Plots / Area	No. of Persons	No. of Persons	Total Plots / Area	No. of Persons
1.	Residential Plotted Development	15 persons per plot	1,202 Plots	18,030	14,685	2,181 Plots	32,715
2.	Group Housing	450 persons per acre	5.12 acres	2,304	1,418	8.27 acres	3,722
3.	Commercial	100 persons per acre	10.62 acres	1,062	520	15.82 acres	1,582

	4.	Amenities	100 persons per acre	10.87 acres	1,087	1,389	24.76 acres	2,476
	5.	EWS	400 persons per acre	15.89 acres	6,356	1,592	19.87 acres	7,948
	Total				28,839 Persons	19,604 Persons		48,443 Persons
5	Water							
5.1	Water details after expansion:							
	EC Accorded and Total (After Expansion)							
	Sl. No.	Description	EC Accorded	Proposed	Total (After Expansion)			
	1.	Total Water Demand	4,100 KLD	2,075 KLD	6175 KLD			
	2.	Fresh Water Demand	3,032 KLD	1,065 KLD	4097 KLD			
	3.	Wastewater generated	3,280 KLD	2054 KLD	5,334 KLD			
	4.	STP capacity	STP of 3.5 MLD capacity	Additional STP of 2.5 MLD capacity	Proposed overall STP of 6 MLD capacity			
	Sl. No	Description	Flushing Water Requirement (lpcd)	Total (After Expansion)				
				Population	Total Water Requirement			
	1.	Floating population	20	4,058	183 KLD			
	2.	Residential Population	45	44,385	5992 KLD			
	Total				6175 KLD			
	Total water req. (@ 135 lpcd for residential & @ 45 lpcd for floating)				6,175 KLD			

	Flushing water req. (@ 45 lpcd for residential & 20 lpcd for floating)		2,078 KLD														
	Flow to sewer (@ 80%)		4,940 KLD														
	Treated water (@ 98%)		4841 KLD														
	Green area req.	19.1 acres (77,295 sq.m.)															
	• Summer (@ 5.5 lt./m ² /day)		425 KLD														
	• Winter (@ 1.8 lt./m ² /day)		139 KLD														
	• Monsoon (@ 0.5 lt./m ² /day)		39 KLD														
5.1	Total fresh water requirement:	4097 KLD															
5.2	Source:	Borewell															
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	No. Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for quantity of 4097 KLD through bore well.															
5.4	Total wastewater generation:	4940 KLD															
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	4940 KLD of sewage will be generated from the project which will be treated in proposed STP of 6 MLD capacity based on MBBR Technology.															
5.6	Treated wastewater for flushing purpose:	2078 KLD															
5.7	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer															
5.8	Cumulative Details:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement (77,295 sqm)</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>6175 KLD</td> <td>4940 KLD</td> <td>4841 KLD</td> <td>2078 KLD</td> <td>Summer: 425 KLD Winter: 139 KLD</td> <td>Summer: 2338 KLD Winter: 2624 KLD</td> </tr> </tbody> </table>		Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement (77,295 sqm)	Into sewer	1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD	Summer: 2338 KLD Winter: 2624 KLD
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1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD	Summer: 2338 KLD Winter: 2624 KLD											

						Monsoon: 39 KLD	Monsoon : 3110 KLD
5.1 0	Rain water harvesting proposal:	Total 192 Recharge Pits i.e. 155 pits by individual plot owners and 37 recharge pits by developer.					
6	Air						
6.1	Details of Air Polluting machinery:	5 DG sets of 120 kVA capacity each					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	Waste Management						
7.1	Total quantity of solid waste generation	18.56 MT/day					
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	10 Mechanical composters of 1000 kg, 1 of 200 kg and 1 of 150 kg capacity will be installed within the project premises.					
7.5	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.					
8	Energy Saving & EMP						
8.1	Power Consumption:	Total power demand for the proposed project will be 10,000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).					
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas.					
8.3	Details of activities under Environment Management Plan						
	<u>Construction phase</u>						
	Description		Capital Rs. Lakhs		Recurring Cost		

		Rs. Lakhs/annum
Waste Water Management STP of 6 MLD (in modules) MBBR, UF	500	7
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2
Landscaping	25	5
Rainwater Recharging (37 pits)	60	10
Environmental Monitoring	4	4
Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	350	5
Energy Conservation Measures (Solar lighting, CFL)	40	1
TOTAL	Rs. 1029 Lakhs	Rs. 34 Lakhs/annum

Operational phase

Description	Recurring Cost (Rs. In Lakhs/annum)
Waste Water Management STP of 6 MLD (in modules) MBBR, UF	20
Air & Noise Pollution Management	5
Landscaping	21 (for 3 years)
Rainwater Recharging (37 pits)	10
Environmental Monitoring	4
Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	10
Energy Conservation Measures (Solar lighting, CFL)	5
Miscellaneous	2
TOTAL	Rs. 77 Lakhs/annum

8.4 CER details:

S. No.	Activities	Fund allocated (Lakhs)	Timeline	
			Start	Completed
1.	Maintenance of School Building, Construction of Toilets, Solar panels, furnitures, electronics devices and installation of RO system at Govt. Middle School, Dhode Majra.	130	After grant of EC	5 Years
2.	Adoption of Pond in Village Dhodemajra and its maintenance	60	After grant of EC	5 Years
3.	Health Facilities like provision of ambulance, wheel chairs and health checkup camps in nearby villages	40	After grant of EC	5 Years
4.	Installation of solar lights in Village of Salampur	10	After grant of EC	5 Years
5.	Promoting tree plantation & maintenance and social awareness program in nearby surrounding areas	17	After grant of EC	5 Years
Total		257		

During meeting, the Project Proponent apprised the Committee that the promoter company has already carried out construction in the land area wherein, the expansion is proposed to be carried out. As such, the project attracts the provisions of the violations under the EIA notification dated 14.09.2006. The Committee asked the Project Proponent to immediately stop the construction activity and submit the details of the construction activity already carried out in the proposed expansion project along with its timelines. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted the component wise details of the land area, built up area, population, water requirement, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal. The Project Proponent assured the Committee that the said details shall be provided before the next meeting of SEAC.

The Committee further observed that the Project Proponent has neither obtained permission for abstraction of ground water from PWRDA, nor submitted any details pertaining to the management and disposal of 18.56 MT/day of solid waste generation from the project.

Further, no specific details and NOCs from the respective stakeholder have been provided for carrying out the CER activities.

The Committee decided that being violation case, SEIAA may be requested to write to PPCB to take action under Section 15 read with Section 19 of The Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006.

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

- (i) The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.
- (ii) The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.
- (iii) The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
- (iv) The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.
- (v) The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
- (vi) The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016
- (vii) The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.
- (viii) The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.
- (ix) The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.

Item no. 235.06: Application for amendment in Environmental Clearance under the EIA notification dated 14.09.2006 for group housing project namely “Uptown Skylla” at Village Ramgarh Budha, Zirkapur, District SAS Nagar, Punjab M/s Artique Infratech (Proposal No. SIA/PB/MIS/294689/2022).

The Project proponent was granted Environmental Clearance vide letter no. SEIAA/PB/MIS/2019/697 dated 22.08.2019 for Group Housing project namely “Uptown Skylla” at Village Ramgarh Budha, Zirkapur, District SAS Nagar, Punjab in the total land area of 23526 sqm having built-up area of 64754 sqm.

The Project proponent was granted expansion of Environmental Clearance issued by MoEF&CC vide letter no. 21-109/2020-IA-III dated 23.02.2021 for Group Housing project namely “Uptown Skylla” at Village Ramgarh Budha, Zirkapur, District SAS Nagar, Punjab in the total land area from 23526 sqm to 23653 sqm and having built-up area from 64754 sqm to 87336 sqm.

The Project Proponent has submitted an application for amendment in environmental clearance for group housing project namely “Uptown Skylla” at Ramgarh Budha, Zirkrapur, District SAS Nagar in a land area of 23653 sqm having built up area of 87336 sqm. The project is covered under category 8(a) and activity B2 as per the EIA notification dated 14.09.2006.

The project proponent submitted the Form-4 and other additional documents along with other relevant documents. The project proponent has informed that the structural work has been completed in 7 no. of towers out of 9 towers. The basement construction work is 40 % completed.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The meeting was attended by the following:

- (i) Rajiv Singla, General Manager M/s Uptown Skylla.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the details of the components as per the earlier Environmental Clearance granted and as per the amendment proposal as under -

Sr. No.	Description	Existing	Proposed	Remarks
1.	Built up area	87336 sqm	63542 sqm	Decreased by 23794 sqm
2.	Number of flats	383	387	increased by 4 number of flats
3.	Population	1935	1957	Increased by 22 Persons

3.	Domestic requirement	Water	259 KLD	262 KLD	Increased by 3 KLD
4.	Fresh requirement	water	173 KLD	175 KLD	Increased by 2 KLD
5.	Flushing requirement	Water	86 KLD	87 KLD	Increased by 1 KLD
6.	MSW		770 Kg/day	778 Kg/day	Increased by 8 Kg/day

During meeting, the Project Proponent apprised the Committee that stilt area of 23794 sqm in the total built up area has been considered by mistake in the earlier EC granted to it. Further, as per the amendment proposal, the 4 No. flats have been increased due to change in planning for construction of 4 No. flats instead of stilt parking in 2 towers.

The Committee was satisfied with the presentation and reply given by the Project Proponent and decided to forward the application to SEIAA with recommendations for grant of amendment in Environment Clearance under EIA notification dated 14.09.2006.

Item no. 235.07: Application for amendment in Environmental Clearance under the EIA notification dated 14.09.2006 for group housing project namely “Tanmay Towers” at Village Bhankarpur, Derabassi, District SAS Nagar, Punjab M/s KG Enterprises (Proposal No. SIA/PB/MIS/293617/2022).

The Project proponent was granted Environmental Clearance vide letter no. SEIAA/PB/2020/1703 dated 29.07.2020 for Group Housing project namely “Tanmay Towers” at Village Bhankarpur, Derabassi, District SAS Nagar, Punjab in the total land area of 8771 sqm having built-up area of 23,345 sqm.

The Project Proponent has submitted an application for amendment in environmental clearance for group housing project namely “North View Homez” at Village Bhankarpur, Derabassi, District SAS Nagar for increase in the built-up area from 23,345 sqm to 38,909 sqm. The project is covered under category 8(a) and activity B2 as per the EIA notification dated 14.09.2006.

The project proponent submitted the Form-4 along with other relevant documents. The project proponent has informed that the no construction activity has been started till date.

The Project Proponent has deposited Rs. 28,394/- UTR No. SBIN122308982452 dated 04.11.2020 and Rs. 2734/- UTR No. SBIN522351708215 dated 17.12.2022 as checked & verified by the supporting staff of SEIAA.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The meeting was attended by the following:

- (i) Mr. Archit Modi, CEO M/s KG Enterprises.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the details of the components as per the earlier Environmental Clearance granted and as per the amendment proposal as under -

Sr. No.	Description	Existing	Proposed	After amendment
1.	Name	Tanmay Towers	--	Northview Homez
2.	Built up area	23345 sqm	+ 15564 sqm	38909 sqm
3.	Flats	166	-9	157
4.	Domestic Water Requirement	113 KLD	-7 KLD	106 KLD
5.	Fresh Water requirement	76 KLD	-5 KLD	71 KLD

6.	Flushing Water requirement	37 KLD	-2KLD	35 KLD
7.	MSW	332 Kg/day	-17 Kg/day	314 Kg/day

During meeting, the Committee asked the Project Proponent to submit the justification for increase in built up area despite decrease in number of flats. The project proponent informed the Committee that no construction activity has been started at site and presented the following justification for decrease in number of flats:

Sr. No.	Description	As per earlier EC	Proposed	After amendment
1.	FAR Area	203311.65 Sqft	34978.17 Sqft	238289.82 Sqft
2.	Non-FAR Area	47878 .01 Sqft	132487.6 Sqft	180365.61 Sqft
3.	Total Area	251189.66 Sqft (23345 Sqm)	167465.77 Sqft (15564 Sqm)	418654.61 Sqft (38909 Sqm)

As per the above table, 20% FAR area and 80 % non-FAR area has been increased. Due to increase in FAR area, the area per flat has been increased and the number of flats has been decreased from 166 to 157.

The Committee was satisfied with the presentation and reply given by the Project Proponent and decided to forward the application to SEIAA with recommendations for grant of amendment in Environment Clearance under EIA notification dated 14.09.2006.

Item no. 235.08: Application for amendment in Environmental Clearance under the EIA notification dated 14.09.2006 for group housing project namely “The Crown” located in Janta Township, Sector-90 & 91, District SAS Nagar, Punjab by M/s Unistar Builders Pvt. Ltd. (Proposal No. SIA/PB/MIS/94808/2022).

The Project proponent was granted Environmental Clearance vide letter no. SEIAA/2017/905 dated 05.05.2017 for Group Housing project namely “The Crown” located in Janta Township, Sector-90 & 91, District SAS Nagar, Punjab in the total land area of 11,768.05 sqm having built-up area of 32,041.65 sqm.

The Project Proponent has submitted an application for amendment in environmental clearance for group housing project namely “Jubilee Vallum” located in Janta Township, Sector-90 & 91, District SAS Nagar for increase in the built-up area from 32,041.65 sqm to 43165.17 sqm. The project is covered under category 8(a) and activity B2 as per the EIA notification dated 14.09.2006.

The project proponent submitted the Form-4 along with other relevant documents. The project proponent has informed that the no construction activity has been started till date.

The Project Proponent has deposited Rs. 22,250/- UTR No. IMPS233315356645 dated 29.11.2022 as checked & verified by the supporting staff of SEIAA.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The meeting was attended by the following:

- (i) Mr. A.S Rathour, AGM, M/s Unistar Builders Pvt. Ltd.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the details of the components as per the earlier Environmental Clearance granted and as per the amendment proposal as under -

Sr. No	Description	Existing	Proposed	After amendment
1	Name of the project	The Crown	-	Jubilee Vallum
2	Built up area	32041.65 SQM	+11,123.52 sqm	43165.17 sqm
3	Flats	152	-27	125
4	Domestic water required	159 KLD	-65 KLD	94 KLD

5	Fresh water required	122 KLD	-56 KLD	66 KLD
6	Flushing water required	37 KLD	-9 KLD	28 KLD
7	MSW	332 Kg/day	-82 Kg/day	250 Kg/day

During meeting, the Committee asked the Project Proponent to submit the justification for decrease in the number of flats despite increase in built up area. The Project Proponent informed the Committee that no construction activity has been started on site and presented the following details for decrease in number of flats:

Sr. No.	Description	As per earlier EC	Proposed	After amendment
1.	FAR Area	252749.352 Sqft	588.014 Sqft	253337.366 Sqft
2.	Non-FAR Area	92144.12 Sqft	118975.823 Sqft	211119.943 Sqft
3.	Total Area	344893.47 Sqft (32041.65 Sqm)	119563.839 Sqft (11107.887 Sqm)	464457.309 Sqft (43149.537 Sqm)

Due to substantial increase in non-FAR area, the Number of flats has been decreased from 152 to 125.

The Committee was satisfied with the presentation and reply given by the Project Proponent and decided to forward the application to SEIAA with recommendations for grant of amendment in Environment Clearance under EIA notification dated 14.09.2006.

No. 235.09: Application for obtaining Terms of Reference for steel manufacturing unit at Village Panjetta, Tehsil Koom Kalan, Machhiwara Road, District Ludhiana, Punjab by M/s S.S Concast. (Proposal No. SIA/PB/IND1/409131/2022).

The industry is an existing steel manufacturing unit and had already obtained Consent to Operate under the provisions of the Air Act 1981 & Water Act 1974, which is valid up to 30.09.2027. The Consents are issued for the manufacturing of steel ingot alloys and Non-alloys @ 85 MT/D at Village Panjetta, Tehsil Koom Kalan, Machhiwara Road, District Ludhiana, Punjab.

The industry has applied for obtaining Terms of Reference for carrying out expansion by steel manufacturing unit having capacity 29750 TPA (85 MTD X 350 days) of Alloys & Non-alloys Steel Ingots to 1,38,600 TPA of alloys and Non-alloys steel Billets/Ingots, Steel Round/Hexas/Square (RCS), Flats/Bars/Patra, plates, wire rod & other by upgrading existing induction furnace of capacity to 1x7 TPH to 1x8 TPH and addition of 1x25 TPH induction furnace, concast and rolling mill at Village Panjetta, Tehsil Koom Kalan, Machhiwara Road, District Ludhiana. The project is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 25.08 Crore.

The industry has submitted application form and Pre-Feasibility Report along with other relevant documents on Parivesh Portal. The industry has deposited Rs. 62,700/- through NEFT No. SBIN522335617615 dated 01.12.2022 as verified by the supporting staff of SEIAA.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The meeting was attended by the following:

- (i) Mr. Sachin Gupta, Director M/s S.S Concast.
- (ii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the project as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/s S.S. Concast (P) Limited Unit-III Sh. Sachin Gupta, Director
1.2	Proposal:	SIA/PB/IND1/409131/2022
1.3	Location of Industry:	Village-Panjetta, Tehsil- Koom Kalan, Machhiwara road, , District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Total land area – 4.23 acre or 17,123.11sqm

1.5	Category under EIA notification dated 14.09.2006	B1										
1.6	Cost of the project	Rs. 25.08 Crores										
2.	Site Suitability Characteristics											
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The industry is an existing steel manufacturing unit and had already obtained Consent to Operate under the provisions of the Water Act 1974 & Air Act 1981. The unit had already obtained permission for Change of Land Use vide memo no. 399 STP(L)/TW12.A dated 11/02/2021 for total land area of 4.23 acres. Copy of said permission submitted.										
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The unit had already obtained permission for Change of Land Use vide memo no. 399 STP(L)/TW12.A dated 11/02/2021 for total land area of 4.23 acres. Copy of said permission submitted.										
3	Forest, Wildlife and Green Area											
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No Forest land is involved. An undertaking in this regard submitted.										
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. Undertaking for the same submitted.										
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area if the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972.										
3.4	Distance of the industry from the Critically Polluted Area.	General conditions not satisfied.										
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable										
3.6	Green area requirement and proposed No. of trees:	33% of the total project area will be developed as green belt.										
4.	Configuration & Population											
4.1	Proposal & Configuration	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Equipment's / Machinery</th> <th>Existing</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Sr. No.	Equipment's / Machinery	Existing	Proposed	Total					
Sr. No.	Equipment's / Machinery	Existing	Proposed	Total								

		1.	Induction Furnace	7TPH	1X25TPH (7 TPH capacity shall increase to 8TPH)	1X8TPH 1X25TPH
		2.	Concast	Nil	01 No.	01 No.
		3.	Rolling mill	Nil	01 No.	01 No.
5	Water					
5.1	Total fresh water requirement:	Total Water requirement- 95.0 KLD				
5.2	Source:	Tubewell				
5.3	Cumulative Details:					
	Sr. No.	Total water Requirement	Domestic water	Total wastewater generated		
	1.	95 KLD	7.0KLD	5.6 KLD		
	The wastewater generated from domestic activity shall be 5.6 KLD which shall be treated through STP of capacity 15 KLD. The treated wastewater shall be utilized for green area.					
5.4	Rain water harvesting proposal:	A Storage tank will be provided and a pond will be adopted for rain water harvesting				
6	Air					
6.1	Details of Air Polluting machinery:	D.G. set, Induction Furnace, Ladle Refining Furnace				
6.2	Measures to be adopted to contain particulate emission/Air Pollution	D.G. Set:- Canopy equipped DG set with adequate height will be installed Induction Furnace & Ladle Refining Furnace:- Side suction hood, Pulse jet bag filter with offline cleaning technology.				
7	Energy Saving					
7.1	Power Consumption:	13.99 MW				
7.2	Energy saving measures:	LEDs will be used				

The Committee was satisfied with the presentation and subsequent reply to the observations raised during the meeting. After detailed deliberations, the Committee decided to forward the case to SEIAA with the recommendation to grant Terms of Reference (ToRs) to M/s S.S Concast. at Village Panjetta, Tehsil Koom Kalan, Machhiwara Road, District Ludhiana, Punjab by increasing the production capacity from 29750 TPA to 1,38,600 TPA of Steel Ingots as under:

Standard ToR

1. Introduction

- i. Background about the project
- ii. Need of the project
- iii. Purpose of the EIA study
- iv. Scope of the EIA study

2. Project description

A. Site Details

- i. Location of the project site covering village, Taluka/Tehsil, District and State.
- ii. Site accessibility
- iii. A digital toposheet in pdf or shape file compatible to google earth of the study area of radius of 10km and site location preferably on 1:50,000 scale. (including all eco-sensitive areas and environmentally sensitive places).
- iv. Latest High-resolution satellite image data having 1m-5m spatial resolution like quickbird, Ikonos, IRS P-6 pan sharpened etc., along with delineation of plant boundary co-ordinates. Area must include at least 100m all around the project location.
- v. Environment settings of the site and its surrounding along with map.
- vi. A list of major industries with name, products and distance from plant site within study area (10km radius) and the location of the industries shall be depicted in the study area map.
- vii. In case if the project site is in vicinity of the water body, 50 meters from the edge of the water body towards the site shall be treated as no development/construction zone. If it's near the wetland, Guidelines for implementing Wetlands (Conservation and Management) Rules, 2017 may be followed.
- viii. In case if the project site is in vicinity of the river, the industry shall not be located within the river flood plain corresponding to one in 25 years flood, as certified by concerned District Magistrate/Executive Engineer from State Water Resources Department (or) any other officer authorized by the State Government for this purpose as per the provisions contained in the MoEF&CC Office Memorandum dated 14/02/2022.
- ix. Type of land, land use of the project site.
- x. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process as per the MoEF&CC O.M. dated 7/10/2014 shall be furnished.
- xi. Engineering layout of the area with dimensions depicting existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

B. Forest and wildlife related issues (if applicable):

- i. Status of Forest Clearance for the use of forest land shall be submitted.
- ii. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife if the project site located within notified Eco-Sensitive Zone, 10km radius of national park/sanctuary wherein final ESZ notification is not in place as per MoEF&CC Office Memorandum dated 8/8/2019.
- iii. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere

Reserves, Migratory Corridors of Wild Animals, Eco-sensitive Zone and Eco-sensitive areas, the project proponent shall submit the map duly authenticated by Divisional Forest Officer showing the distance between the project site and the said areas.

- iv. Wildlife Conservation Plan duly authenticated by the Competent Authority of the State Government for conservation of Schedule I fauna, if any exists in the study area.

C. Salient features of the project

- i. Products with capacities in Tons per Annum for the proposed project.
- ii. If expansion project, status of implementation of existing project, details of existing/proposed products with production capacities in Tons per Annum.
- iii. Site preparatory activities.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other than raw materials, other chemicals and materials required with quantities and storage capacities.
- vi. Manufacturing process details along with process flow diagram of proposed units.
- vii. Consolidated materials and energy balance for the project.
- viii. Total requirement of surface/ ground water and power with their respective sources, status of approval.
- ix. Water balance diagram
- x. Details of Emission, effluents, hazardous waste generation and mode of disposal during construction as well as operation phase.
- xi. Man-power requirement.
- xii. Cost of project and scheduled time of completion.
- xiii. Brief on present status of compliance (Expansion/modernization proposals)
 - e. Cumulative Environment Impact Assessment for the existing as well as the proposed expansion/modernization shall be carried out.
 - f. In case of ground water drawl for the existing unit, action plan for phasing out of ground water abstraction in next three years except for domestic purposes and shall switch over to 100 % use of surface water from nearby source.
 - g. Copy of all the Environment Clearance(s) including Amendments thereto obtained for the project from MoEF&CC/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environment clearances including amendments shall be provided.
 - h. In case the existing project has not obtained Environment Clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the Regional Office of the SPCB shall be submitted.

3. Description of the Environment

- i. Study period
- ii. Approach and methodology for data collection as furnished below.

Attributes	Sampling		Remarks
	Network	Frequency	
A. Air Environment			
Micro- Meteorological . Wind speed (Hourly) . Wind direction . Bry bulb temperature . Wet bulb temperature . Relative humidity . Rainfall . Solar radiation . Cloud cover . Environmental Lapse Rate	Minimum 1 site in the project impact area	1 hourly continuous	. IS 5182 Part 1-20 . Site specific primary data is essential . secondary data from IMD, New Delhi . CPCB guidelines to be considered.
Pollutants . PM2.5 . PM10 . SO2 . NOx . CO . HC . Other parameters relevant to the project and topography of the area	At least 8-12 locations	As per National Ambient Air Quality Standards, CPCB Notification.	. Sampling as per CPCB guidelines . Collection of AAQ data (except in monsoon season) . Locations of various stations for different parameters should be related to the characteristic properties of the parameters. . The monitoring stations shall be based on the NAAQM standards as per GSR 826(E) dated 16/11/2009 and take into account the predominant wind direction, population zone and sensitive receptors including reserved forests, . Raw data of all AAQ measurement for 12 weeks of all stations as
Attributes	Sampling		Remarks
	Network	Frequency	
			per frequency given in the NAAQM Notification of 16/11/2009 along with min., max., average and 98% values for each

			of the AAQ parameters from data of all AAQ stations should be provided as can annexure to the EIA Report.
B. Noise			
. Hourly equivalent noise levels	At least 8-12 locations	As per CPCB norms	
C. Water			
Parameters for water quality . pH, temp, turbidity, magnesium hardness, total alkalinity, choride, sulphate, nitrate, fluoride, sodium, potassium, salinity . Total nitrogen, total phosphorus, DO, BOD, COD, Phenol . Heavy metals . Total coliforms, faecal coliforms . Phyto plankton . Zoo plankton	Samples for water quality should be collected and analyzed as per: . IS: 2488 (Part 1-5) methods for sampling and testing of Industrial effluents . Standard methods for examination of water and wastewater analysis published by American Public Health Association.		
For River Bodies . Total Carbon . pH . Dissolved Oxygen . Biological Oxygen Demand . Free NH4 . Boron . Sodium Absorption Ratio . Electrical	. Surface water quality of the nearest River (60m upstream and downstream) and other surface water	. Yield of water sources to be measured during critical season . Standard methodology for collection of surface water (BIS standards)	
Attributes	Sampling		Remarks
	Network	Frequency	
Conductivity	bodies		
For Ground Water	. Ground water monitoring data should be collected at minimum of 8 locations (from existing wells/tube wells/ existing current records) from the study area and shall be included.		
D. Traffic Study			
. Type of vehicles			

<ul style="list-style-type: none"> . Frequency of vehicles for transportation of materials . Additional traffic due to proposed project . Parking arrangement 	
E. Land Environment	
<p>Soil</p> <ul style="list-style-type: none"> . Particle size distribution . Texture . pH . Electrical conductivity . Cation exchange capacity . Alkali metals . Sodium Absorption Ratio (SAR) . Permeability . Water holding capacity . Porosity 	Soil samples be collected as per BIS specifications
<p>Land use/ Landscape</p> <ul style="list-style-type: none"> . Location code . Total project area . Topography . Drainage (natural) . Cultivated, forest, plantations, water bodies, roads and settlements 	
F. Biological Environment	

Attributes	Sampling		Remarks
	Network	Frequency	
<p>Aquaric</p> <ul style="list-style-type: none"> . Primary productivity . Aquatic weeds . Enumeration of phyto plankton, zoo plankton and benthos . Fisheries . Diversity indices . Trophic levels . Rare and endangered species 	<ul style="list-style-type: none"> . Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. Indicator species which indicate ecological and environment degradation should be identified and included to clearly state whether the proposed project would result in to any adverse effect on any species. . Samples to collect from upstream and downstream of discharge point, nearby tributaries at downstream, and also from dug wells close to activity site. . For forest studies, direction of wind should be considered while selecting forests. 		

<ul style="list-style-type: none"> . Marine parks/ Sanctuaries/ areas/ coastal regulation zone (CRZ) Terrestrial . Vegetation-species list, economic importance, forest produce, medicinal value . Importance value index (IVI) of trees . Fauna . Avi fauna . Rare and endangered species . Sanctuaries/ National park/ Biosphere reserve . Migratory routes 	<ul style="list-style-type: none"> . Secondary data to collect from Government offices, NGOs, published literature.
F. socio-economic	
<ul style="list-style-type: none"> . Demographic structure . Infrastructure resource base . Economic resource base . Health status: Morbidity pattern . Cultural and aesthetic attributes 	<ul style="list-style-type: none"> . Socio-economic survey is based on proportionate, stratified and random sampling method. . Primary data collection through questionnaire . Secondary data from census records, statistical hard books, topo sheets, health records and relevant official records available with Govt. Agencies

Attributes	Sampling		Remarks
	Network	Frequency	
Education			

- i. Interpretation of each environment attribute shall be enumerated and summarized as given below:
- Ambient air quality
 - Ambient Noise quality
 - Surface water quality
 - Ground water quality
 - Soil quality
 - Biological Environment
 - Land use
 - Socio-economic environment

4. Anticipated Environment Impacts and mitigation measures (In case of expansion, cumulative impact assessment shall be carried out)

- i. Identification of potential impacts in the form of a **matrix** for the construction and operation phase for all the environment components

Activity	Environment	Ecological	Socio-economic
Construction phase			
Operation phase			

- ii. Impact on ambient air quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- e. Construction phase
- f. Operation phase
- Details of stack emissions from the existing as well as proposed activity.
 - Assessment of ground level concentration of pollutants from the stack emission based on AQIP Modelling The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any along with wind rose map for respective period
 - Impact on ground level concentration, under normal, abnormal and emergency conditions. Measures to handle emergency situations in the event of uncontrolled release of emissions.
- iii. Impact on ambient noise quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
- b. Operation phase
- iv. Impact on traffic (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
- b. Operation phase
- v. Impact on soil quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- a. Construction phase
- b. Operation phase
- vi. Impact on land use (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- e. Construction phase
- f. Operation phase
- vii. Impact on surface water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- e. Construction phase
- f. Operation phase
- viii. Impact on ground water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
- e. Construction phase
- f. Operation phase
- ix. Impact on terrestrial and aquatic habitat (Sources; Embedded control measures;

- Assessment; Mitigation measures; Residual impact)
 - e. Construction phase
 - f. Operation phase
- x. Impact on socio-economic environment (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - e. Construction phase
 - f. Operation phase
- xi. Impact on occupational health and safety (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - e. Construction phase
 - f. Operation phase

5. Analysis of Alternatives (Technology & Site)

- i. No project scenario
- ii. Site alternative
- iii. Technical and social concerns
- iv. Conclusion

6. Environmental Monitoring Program

- i. Details of the Environment Management Cell
- ii. Performance monitoring schedule for all pollution control devices shall be furnished.
- iii. Corporate Environment Policy
 - i. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - j. Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environment or forest norms / conditions? If so, it may be detailed in the EIA.
 - k. What is the hierarchical system or Administrative order of the company to deal with the environment issues and for ensuring compliance with the environment clearance conditions? Details of this system may be given.
 - l. Does the company have system of reporting of non-compliances / violations of environment norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report
- iv. Action plan for post-project environment Monitoring matrix:

Activity As	Aspect	Monitoring Parameter	Location	Frequency	Responsibility
Construction phase					
Operation phase					

7. Additional Studies

- i. Public consultation details (Entire proceedings as separate annexure along with

- authenticated English Translation of Public Consultation proceedings).
- ii. Summary of issues raised during public consultation along with action plan to address the same as per MoEF&CC O.M. dated 30/09/2020

S. NO	Physical activity and action plan		Year of implementation (Budget in INR)			Total Expenditure (Rs. in Crores)
	Name of the Activity	Physical Targets	1st	2nd	3rd	

- iii. Risk assessment
 - Methodology
 - Hazard identification
 - Frequency analysis
 - Consequence analysis
 - Risk assessment outcome
- iv. Emergency response and preparedness plan

8. Project Benefits

- i. Environment benefits
- ii. Social infrastructure
- iii. Employment and business opportunity
- iv. Other tangible benefits

9. Environment Cost Benefit Analysis

- i. Net present value
- ii. Internal rate of return
- iii. Benefit cost ratio
- iv. Cost effectiveness analysis

10. Environment Management Plan (Construction and Operation phase)

- i. Air quality management plan
- ii. Noise quality management plan
- iii. Solid and hazardous waste management plan
- iv. Effluent management plan
- v. Storm water management plan
- vi. Rain water harvesting plan
- vii. Occupational health and safety management plan
- viii. Green belt development plan
- ix. Socio-economic management plan
- x. Wildlife conservation plan (In case of presence of schedule I species)
- xi. Total capital cost and recurring cost/annum for environment pollution control measures shall be included.

11. Conclusion of the EIA study

12. In addition to the above, any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.

SPECIAL CONDITIONS-

1. For Large ISPs, a 3-D view i.e. DEM (Digital Elevation Model) for the area in 10 km radius from the proposal site. MRL details of project site and RL of nearby sources of water shall be indicated.
2. Plan for the implementation of the recommendations made for the steel plants in the CREP guidelines.
3. Plan for solid wastes utilization
4. Plan for utilization of energy in off gases (coke oven, blast furnace)
5. System of coke quenching adopted with justification.
6. Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other recycled materials.
7. Details on toxic metal content in the waste material and its composition and end use (particularly of slag).
8. Details on toxic content (TCLP), composition and end use of slag.
9. 100 % dolo char generated in the plant shall be used to generate power.
10. Fourth Hole fume extraction system shall be provided for SAF.WHR system shall be installed to recover sensible heat from flue gases of EAF. Provision for installation of jigging and briquetting plant to utilise the fines generated in the process.
11. No tailing pond is permitted for Iron ore slimes. Dewatering and filtration system shall be provided.
12. Emission/effluent norms as per G.S.R 894 (E) dated 4/12/2019.

Item no. 235.10: Application for Environmental Clearance under the EIA notification dated 14.09.2006 for construction of residential township at Sector 97, 106 & 107, SAS Nagar, Punjab by M/s Unitech Limited (Proposal No. SIA/PB/MIS/61949/2019).

The Project Proponent was granted Environmental Clearance by MoEF&CC vide letter no. 21-660/2006-IA.III dated 30.07.2007 under EIA notification dated 14.09.2006 for the development of residential colony in the plot area of 135.6 hectare (335 acres). Area under plotted development is 51.86 Ha. Area under group housing is 8.28 Ha. Area under Green belt is 9.33 Ha.

The Project Proponent was granted Terms of Reference by SEIAA Punjab vide letter no. SEIAA/2020/1986 dated 08.09.2020 for carrying out modernization by decrease in total plot area to 284.04 acres having built up area of 1375958.676 sqm.

The Project Proponent has submitted the Final EIA report along with the application for consideration of the grant of Environmental Clearance for carrying out modernization. The Project Proponent has submitted Form-1, 1A along with the requisite documents as per the checklist approved by SEIAA. The Project Proponent has deposited Rs. 10,38,624 vide DD No. 150297 dated 09.03.2022 as verified by the supporting staff.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The Project Proponent has submitted a copy of certified compliance report issued by Regional Office of MoEF&CC vide letter no. 5-88/2007-RO(NZ)/725 dated 21.10.2020.

Punjab Pollution Control Board vide letter no. 2429 dated 20.04.2022 has sent the latest construction status report with details as under:

“The Project site was visited by the officer on 21/3/2022 and it was observed as under:

- 1) No construction work has been started of the revised component.*
- 2) The project proponent has provided STPs of capacity 150 KLD and 75 KLD.*
- 3) The domestic waste from the residential houses is collected by a third-party vendor. However, the project proponent has not provided mechanical composter for composting of bio-degradable component.*
- 4) NO MAH industry/ cement plant/ grinding unit/ rice sheller/ saila plant/ stone crunching/ screening cum washing unit / hot mic plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No Air polluting industry is located within 100 mtr of the proposed site. A marriage palace M/s Mystic Arc is located in Sector- 109, Mohali which is at a distance of around 300 mtr from sector-106. Therefore, the site of the project is conforming to the sitting guidelines laid down*

by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.

It is pertinent to mention here that the proposed site is situated within the jurisdiction of M.C, Mohali/ GMADA. However, the STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of exiting STP installed by GMADA authorities is yet to be made. Moreover, the project proponent has not submitted the alternate proposal for mode of disposal.”

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the project as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Modernization of Residential Township located at sector- 97, 106 & 107, Mohali, Punjab by M/s Unitech Limited
1.2	Proposal No.:	SIA/PB/MIS/61949/2019
1.3	Location of Project:	Located at sector- 97, 106 & 107, Mohali, Punjab
1.4	Details of Land area & Built up area:	Total Site Area = 1149470.114 m ² (284.04 Acres) Built-up Area = 13,75,958.676 m ²
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) - 'Township and Area Development' as the built-up area of the project is 1375958.676 m²
1.6	Cost of the project	Estimated cost of project will be Rs 371.33 crores (For Modernization- Rs 196.2 Crores)
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the existing site is allocated for residential use as per the Master Plan of SAS Nagar, 2031. the same is enclosed with the application.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for CLU of the land measuring 218 acres falling in Sector 97, 106 & 107, SAS Nagar issued by Department of Housing and Urban Development vide letter no. 490 dated 16.01.2007 for residential purpose submitted.

		<p>A copy of permission for CLU of the land measuring 60.04 acres issued by Department of Town and Country Planning Punjab vide letter no. 6506 CTP (PB) SP-432R dated 06.08.2008 for residential purpose submitted.</p> <p>It has been mentioned in the CLU that the area of 6 acres proposed for acquisition shall be issued separately.</p>				
3	Forest, Wildlife and Green Area					
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. A self-declaration in this regard submitted.				
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under the PLPA Act, 1900.				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Not applicable. Wildlife clearance is not required.				
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No				
3.6	Green area requirement and proposed No. of trees:	<p>Total green area of 347855.638 m² (30.26 % of plot area) i.e. 73,114.620 m² (Mandatory green) & 274,741.018 m² (Other green area) will be developed after modernisation. The Green Area of 11.761 Acres has already been developed.</p> <p>» Total No. of trees required = Total plot area/80 = 11,49,470.114/80= 14368 Nos.</p> <p>» Total No of trees proposed = 14427 Nos.</p> <p>» No of trees already planted = 2627</p> <p>» No of shrubs already planted = 347</p> <p>» No of trees yet to be planted = 11800</p>				
4.	Configuration & Population					
4.1	Land Breakup for the residential components to be constructed/developed as per earlier Environmental Clearance and after modernization is as under:					
	Particular	As per previous EC		Total after modernization		Impact
		Hectare	Acres	Hectare	Acres	
	Plots	51.86	128.09	44.23	109.3	Decrease

Group Housing	8.28	20.4516	8.43	20.823	Increase
Commercial	4.69	11.5843	2.99	7.4	Decrease
EWS	6.92	17.0924	5.52	13.65	Decrease
Institutional	10.5	25.93201	10.49	25.932	No Change
Utility	-	-	3.14	7.759	Increase
STP	--	--	0.41	1.02	Increase
Green area	9.3	22.971	34.78	85.9	Increase
Road and Open area	44.04	108.8282	32.43	80.089	Decrease
Total	135.6	335	114.95 (142.22)	284.04 (351.8)	Decrease

4.2 Built up area breakup as under:

Particulars(m ²)	Already constructed	To be Constructed	Total after modernization
Area under Plot	43,653.68	822120.1	865773.78
Group Housing	49,993.54	234492.85	284486.39
Commercial	-	100647.396	100647.396
Institutional	-	125051.11	125051.11
Total	93647.22	1282311.456	13,75,958.676

4.3 Population details

The total population after modernization is estimated as 31561. The details are tabulated as under:

Population details (After Modernization)	
Description	Population
Group Housing Residents	5840
Plots residents	17520
Group Housing & Plots staff	350
Group Housing & Plot Visitors	2110
Commercial & Institute Staff	1024
Total	31561

5 Water

Total water requirement for the complete township

Summer						
Particulars	Population		Total Water requirement in KLD			
	Total	LPCD	Demand	Fresh	Flushing	Waste water

	Resident GH	5840	200	1168	905	263	
	Staff GH	100	45	5	3	2	
	Visitors GH	610	15	9	3	6	
	Resident plots	17520	200	3504	3504	0	
	Staff Plots	250	45	11	11	0	
	Visitors Plots	1500	15	23	23	0	
	Commercial and Institutional Staff	1024	45	46	26	20	
	Commercial and Institutional Visitors	4717	15	71	24	47	
	Sub Total	31561		4837	4499	339	
					3598	339	3937
				Summer			
	Gardening	347855.638 sqm		1739			
	Cooling			100			10
	Misc			10			8
	Total Water requirement			6686			
	Total Waste water generation			3955			3955
5.1	Total fresh water requirement:			4499 KLD			
5.2	Source:			Groundwater			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>			Yes, acknowledgement of the application submitted to PWRDA for abstraction of 4499 KLD of ground water submitted.			
5.4	Total wastewater generation:			3955 KLD			
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>			In-house Modular STP of combined capacity 4490 KLD (1890 KLD STP in Sector 97 & 106 & STP in Sector 107 of capacity 2600 KLD) (75 KLD & 150 KLD- Existing -SAFF Technology & 4265 KLD- Proposed-MBBR technology).			

5.6	Treated wastewater for flushing purpose:	339 KLD														
5.7	Utilisation/Disposal of excess treated wastewater.	Summer: 1570 KLD Winter: 2283 KLD Rainy: 2649 KLD														
5.8	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>6686 KLD</td> <td>3955 KLD</td> <td>3758 KLD</td> <td>339 KLD</td> <td>Summer: 1739 KLD Winter: 1044 KLD Monsoon: 696 KLD</td> <td>Summer: 1570 KLD Winter: 2283 KLD Monsoon : 2649 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	1.	6686 KLD	3955 KLD	3758 KLD	339 KLD	Summer: 1739 KLD Winter: 1044 KLD Monsoon: 696 KLD	Summer: 1570 KLD Winter: 2283 KLD Monsoon : 2649 KLD	
Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer										
1.	6686 KLD	3955 KLD	3758 KLD	339 KLD	Summer: 1739 KLD Winter: 1044 KLD Monsoon: 696 KLD	Summer: 1570 KLD Winter: 2283 KLD Monsoon : 2649 KLD										
5.10	Rain water harvesting proposal:	Ground water recharging will be done by 5 total 24 Nos. of rainwater harvesting pits (Existing- 10 & Proposed- 14) to compensate the abstraction of ground water.														
6	Air															
6.1	Details of Air Polluting machinery:	DG sets of 2x62.5 kVA (Already Existing) & 5x1010 kVA (Proposed)														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimise noise generation and stack height of 6 m for DG set of 5x1010 kVA & in-built stack for 2x62.5 kVA for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	After modernization: 11744 kg/day														

7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be treated in 5 nos. of Organic Waste Converter. Recyclable & Plastic waste will be given to Authorised Vendors.
7.3	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorised vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	Energy Saving & EMP	
8.1	Power Consumption:	34000 (1000 kVA already connected) (Source: Punjab State Power Corporation Ltd.)
8.2	Energy saving measures:	<ul style="list-style-type: none"> ● Total solar power to be installed(solar energy per tower*no. of tower) = 2.5 X 16 = 40 KW. ● LEDs have been proposed to be used instead of CFLs.
8.3	Details of activities under the Environment Management Plan.	Submitted

During meeting, the Committee noted that the Project Proponent vide letter dated 05.08.2022 informed that due to non-availability of the technical experts, it is not possible to attend the meeting of SEAC scheduled to be held on 06.08.2022 as such a request was made by him to consider the case in the next meeting.

The Committee, considered the project, in pursuance of OM issued by MoEF&CC vide no. 22-35/2020-IA.III dated 18.11.2020, wherein it has been mentioned that all projects, placed in the agenda, should be considered by the EAC notwithstanding the non-attendance of the Project Proponent or his consultant in the EAC meeting to make a presentation.

The Committee further observed that the Project Proponent has submitted the request letter for providing exemption in the funds to be allocated under CER activities due to the financial crunch being faced by the promoter company. In this regard, the Committee observed that the proposed project is very big in size with projected population as 31561 persons, total built up area as 13,75,958.676 sqm, total water demand as 4499 KLD, waste water generation as 3955 KLD & solid waste generation as 11744 kg/day and has significant impact on the environment. As such the exemption in the funds to be allocated under CER activities in Environment Management Plan (EMP) cannot be given.

Further, the Committee was apprised regarding the latest decision taken in the 14th joint meeting of SEIAA/SEAC held on 13.07.2022 that the project proponent shall allocate appropriate funds in lieu of CER activities in the EMP of the project. This expenditure would be in addition to the other statutory

components of the EMP and would be incurred proportionally to the amount spent on the construction activities inter alia on the following activities:

- a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations & Plantations in public/community areas.
- b) Rejuvenation of Village Ponds
- c) Development of Infrastructure for utilization of treated effluent of STPs.
- d) Provision of solar panels in the Govt./ Municipal / other public schools, hospitals and dispensaries, etc.
- e) Rainwater harvesting in Public Buildings
- f) Alternatives to Single Use Plastic.
- g) Solid Waste Management
- h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP)
- i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.”

The Committee accordingly considered the proposal of the applicant and observed that there are lot of gaps in the information submitted by the Project Proponent and made the following observations:

1. The Project Proponent shall submit clarification pertaining to decrease in the land area from 335 acres to 284.04 acres based on which the Environmental Clearance for modernization has been sought. Further, the details of 50.96 acres (335-284.04) are to be provided.
2. The Project Proponent shall submit the revised calculation pertaining to the sum of total land area mentioned in various components under the head i.e. (total after modernization).
3. The Project Proponent shall submit the details pertaining to No. of Plots, No. of Dwelling Units in Group Housing, No. of Shops/SCOs in Commercial Component of the project and Institutional Components as per the earlier Environmental Clearance granted to the Project viz-a-viz modernization proposal.
4. The Project Proponent shall submit component wise built-up area details (FAR & Non-FAR separately) proposed to be constructed as per earlier EC granted to the project viz-a-viz modernization proposal.
5. The Project Proponent shall submit revised calculation after considering the factors of 5.5, 1.8 & 0.5 ltr/sqm/day while calculating the utilization of treated wastewater for green area.
6. The Project Proponent shall submit the alternate proposal for utilization of the excess treated waste water within the project premises, till permission for disposing treated water in the sewer of GMADA is obtained.
7. The Project Proponent shall submit the basis for estimating the population for various components of the project.
8. The Project Proponent shall submit the adequate proposal for management of wet and dry component of Solid Waste and submit the solid waste management plan by earmarking the location of the dedicated area for SWM.

9. The Project Proponent shall allocate appropriate funds in lieu of Corporate Environmental Responsibility (CER) activities in the Environment Management Plan (EMP), in addition to other statutory component of the EMP, to be incurred proportionally to the amount spent on the construction activities, inter alia on the following activities:

- (i) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas
- (ii) Rejuvenation of Village Ponds
- (iii) Development of Infrastructure for utilization of treated effluent of STPs
- (iv) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
- (v) Rainwater harvesting in Public Buildings
- (vi) Alternatives to Single Use Plastic
- (vii) Solid waste Management
- (viii) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan
- (ix) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC

The Committee decided to defer the case till the receipt of reply of the above-mentioned observations made by the Committee.

Deliberations during 233rd meeting of SEAC held on 29.11.2022.

The meeting was attended by the following:

- (i) Mr. Nadeem Khan, VP M/s Unitech Limited
- (ii) Mrs. Akta Chugh, EIA Coordinator M/s Prefact Enviro Solutions Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

S No.	Observation	Reply
1	The Project Proponent shall submit clarification pertaining to the decrease in the land area from 335 acres to 284.04 acres based on which the Environmental Clearance for modernization has been sought. Further, the details of 50.96 acres (335-284.04) are to be provided.	The land area details along with reason for decrease in land area submitted. Details of 50.96 Acres submitted.
2	The Project Proponent shall submit the	The Revised breakup of total land area

	revised calculation pertaining to the sum of total land area mentioned in various components under the head i.e. (total after modernization).	after modernization submitted.
3	The Project Proponent shall submit the details pertaining to No. of Plots, No. of Dwelling Units in Group Housing, No. of Shops/SCOs in Commercial Component of the project and Institutional Components as per the earlier Environmental Clearance granted to the Project viz-a-viz modernization proposal.	The details of No. of Plots, No. of Dwelling Units in Group Housing, No. of Shops/SCOs in Commercial Component of the project and Institutional Components as per the earlier Environmental Clearance granted to the Project viz-a-viz modernization proposal submitted.
4	The Project Proponent shall submit component wise built-up area details (FAR & Non-FAR separately) proposed to be constructed as per earlier EC granted to the project viz-a-viz modernization proposal.	Component wise built-up area details (FAR & Non-FAR separately) proposed to be constructed as per earlier EC granted to the project viz-a-viz modernization proposal submitted.
5	The Project Proponent shall submit a revised calculation after considering the factors of 5.5, 1.8 & 0.5 ltr/sqm/day while calculating the utilization of treated wastewater for green area.	The Revised calculation for utilization of treated wastewater for green area taking factors 5.5, 1.8 & 0.5 ltr/sqm/day submitted.
6	The Project Proponent shall submit the alternate proposal for utilization of the excess treated waste water within the project premises, till permission for disposing treated water in the sewer of GMADA is obtained.	<p>The said project is Residential Township and it will take approximately 20 years until it is fully occupied. Therefore, the wastewater generated from the township will be completely utilized within the project for flushing, gardening and cooling purposes. In future the excess treated water, if any remaining after recycling and reusing within the project, will be sent to nearby agricultural fields till permission for disposing treated water in the sewer of GMADA is granted.</p> <p>The existing operational phase is operating in Zero Liquid Discharge, i.e all the treated water generated from the project is reused and recycled within the</p>

		<p>project site.</p> <p>Excess treated water after modernization will be used for further construction activities or will be given to nearby agricultural fields till permission for disposing treated water in the sewer of GMADA is granted.</p>
7	The Project Proponent shall submit the basis for estimating the population for various components of the project.	The Population details and the basis for estimating the population for various components of the project submitted.
8	The Project Proponent shall submit the adequate proposal for management of wet and dry component of Solid Waste and submit the solid waste management plan by earmarking the location of the dedicated area for SWM.	The details of Solid waste Management submitted.
9	<p>The Project Proponent shall allocate appropriate funds in lieu of Corporate Environmental Responsibility (CER) activities in the Environment Management Plan (EMP), in addition to other statutory component of the EMP, to be incurred proportionally to the amount spent on the construction activities, inter alia on the following activities:</p> <p>(i) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas</p> <p>(ii) Rejuvenation of Village Ponds</p> <p>(iii) Development of Infrastructure for utilization of treated effluent of STPs</p> <p>(iv) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.</p> <p>(v) Rainwater harvesting in Public Buildings</p> <p>(vi) Alternatives to Single Use Plastic</p> <p>(vii) Solid waste Management</p> <p>(viii) Other activities relating to amelioration</p>	The details of Corporate Environmental Responsibility (CER) activities are made a part of the Environment Management Plan (EMP). The details are submitted.

	<p>of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan</p> <p>(ix) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC</p>	
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After detailed deliberations, SEAC decided to defer the case till reply of the below mentioned observations:

- (i) The Project Proponent shall submit the details of the order of Supreme Court of India vide which new Board of Management has been constituted to exercise due supervision and control of the overall assets including real estate and funds of M/s Unitech Limited.
- (ii) The Project Proponent shall submit the compliance pertaining to installation of dual plumbing lines for utilization of treated effluent for flushing purposes in the Group Housing projects.
- (iii) The Project Proponent shall submit the revised water balance after revising water consumption @135 LPCD for Resident Group Housing, Staff Group Housing, Resident Plots, Staff Plots etc. The Project Proponent shall also revise the water consumption for commercial & institutional buildings @ 100 Persons per acre.
- (iv) The Project Proponent shall submit the permission from GMADA for disposal of excess treated wastewater being generated from the project.
- (v) The Project Proponent shall submit the updated point wise reply of the non-compliance mentioned in the Certified Compliance Report issued by MoEF&CC.
- (vi) The Project Proponent shall submit the details of activities proposed under CER such as development of Nanak Bagichi, setting up of STPs, provisions of Solar Panel etc and submit the NOCs from the Village Panchayat for rejuvenation of pond.

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The meeting was attended by the following:

- (i) Mr. Nadeem Khan, VP M/s Unitech Limited
- (ii) Mrs. Akta Chugh, EIA Coordinator M/s Perfect Enviro Solutions Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

S.No.	Observation	Reply
1	<p>The Project Proponent shall submit the details of the order of Supreme Court of India vide which new Board of Management has been constituted to exercise due supervision and control of the overall assets including real estate and funds of M/s Unitech Limited.</p>	<p>Supreme Court of India vide order dated 20.01.2020 issued in the matter of the Civil Appeal No. 10856/2016 titled as Bhupinder Singh Vs Unitech Ltd. directed as under:</p> <p>(i) The existing Board of Directors of Unitech Ltd. is superseded with immediate effect in order to facilitate the taking over of Management by the new Board of Directors constituted in terms of proposal submitted by Union Govt.</p> <p>(ii) The Union Govt. has proposed that the Board of Directors shall consist of 7 persons, who names have been suggested in the proposal namely:</p> <ul style="list-style-type: none"> a) Sh. Yudvir Singh Malik (Retd.), IAS, Haryana Cadre (Chairman & Managing Director) b) Sh. Anoop Kumar Mittal c) Ms. Renu Sud Karnad d) Sh. Jitu Virwani e) Sh. Niranjana Hiranandani f) Dr. Girish Kumar Ahuja & Sh. g) Sh. B.Sriram <p>We permit the Union Govt. to notify the constitution of the Board of Directors as proposed, subject to the addition of the name indicated below:</p> <p>(iii) In addition to the names which have been proposed by the Union Govt. for the Board of Directors, we direct the induction of Mr. Prabhakar Singh, Director General of CPWD, who is due to attain the age of superannuation at the end of January 2020, as a Member of Board of Directions with effect from 1 February 2020.</p> <p>(iv) The newly constituted Board of Directors would be at liberty to take a comprehensive view of all pending and</p>

		<p>other projects and to make such proposal as would appear to them to proper.</p> <p>(v) The proposal submitted by the Union Govt. is hence accepted.</p>
2	The Project Proponent shall submit the compliance pertaining to installation of dual plumbing lines for utilization of treated effluent for flushing purposes in the Group Housing projects.	Photographs showing installation of dual plumbing lines for utilization of treated effluent for flushing purposes in the Group Housing projects submitted.
3	The Project Proponent shall submit the revised water balance after revising water consumption @135 LPCD for Resident Group Housing, Staff Group Housing, Resident Plots, Staff Plots etc. The Project Proponent shall also revise the water consumption for commercial & institutional buildings @ 100 Persons per acre.	The total water requirement shall be 6472 KLD and total flushing water requirement shall be 322 KLD. The total wastewater generation shall be 3641 KLD which shall be treated in the modular STP of combined capacity 4.49 MLD and STPs of capacity 75 KLD & 150 KLD. The details pertaining to revised water balance for all three seasons submitted.
4	The Project Proponent shall submit the permission from GMADA for disposal of excess treated wastewater being generated from the project.	A copy of request letter dated 01.12.2022 addressed to Chief Administrator, GMADA for allowing permission for discharge of excess treated wastewater into GMADA sewer submitted.
5	The Project Proponent shall submit the updated point wise reply of the non-compliance mentioned in the Certified Compliance Report issued by MoEF&CC.	Updated point wise reply of the non-compliance mentioned in the Certified Compliance Report issued by MoEF&CC submitted.
6	The Project Proponent shall submit the details of activities proposed under CER such as development of Nanak Bagichi, setting up of STPs, provisions of Solar Panel etc and submit the NOCs from the Village Panchayat for rejuvenation of pond.	Activities proposed under CER and NOCs for the same from the Village Panchayat submitted.

During meeting, the Committee asked the Project Proponent to present the details of 347855.638 sqm (85.9 acres) proposed for Greening/Gardening. The Project Proponent apprised the Committee that the green area was inadvertently mentioned as 347855.638 sqm whereas the actual green area proposed to be developed is 1,54,434 sqm out of which 73115 sqm shall be covered under master green area and remaining 81319.1349 sqm shall be covered under other green area. The component wise details of green area to be developed within the project are as under:

Particular	Total after Modernization			Green area	
	m ²	Hectare	Acres		
Plot Area	1,149,470	114.95	284.04		
Plots	442,321	44.23	109.23	44232.091	10%
Group Housing	84,268	8.43	20.823	16853.5532	20%
Commercial	29,947	2.99	7.4	4492.0146	15%
EWS	55,240	5.52	13.65		
Institutional	104,943	10.49	25.932	15741.4761	15%
Utility	31,400	3.14	7.759		
STP	4,128	0.41	1.02		
Green Area	73,115	7.3115	18.07	73,115	Master Green
	81319.1349	8.1319	20.10	81319.1349	Other Green
Road & Open Area including berms	324,110	32	80.089		
Total in sq.m	1,149,470	115		154,434	

Due to reduction in green area from 347855.638 sqm (85.9 acres) to 154,434 sqm (38.14 acres), the cost of landscaping (Capital as well as Recurring) in the Environment Management Plan (EMP) has also been reduced with details as under:

Capital Cost:

Sr. No.	Description	Already Spent	Proposed Total Cost	Total cost in (Lacs)
1.	Landscaping	60	40	100
2.	STP	92	400	492

3.	DG Stack & Acoustic Treatment	4	16	20
4.	Solid Waste management	12	80	92
5.	RWH	160	60	220
6.	Miscellaneous	19.3	77.1	96.4
	Total	347.30	951.1	1298.4

Recurring Cost:

Sr. No.	Description	Rs. in Lacs/year
1.	Landscaping	15
2.	Water management (STP & RWH)	25
3.	Air Management	5
4.	Environment Management	2.5
5.	Solid Waste Management	10
6.	Miscellaneous	2
	Total	57 Lacs/year

The Committee on perusal of the details of water demand asked the Project Proponent to revise the water consumption from @ 200 lpcd to @ 135 lpcd for estimating the water consumption for 1168 residential plots. Further, the promoter company has not considered the population, water requirement, wastewater generation for the EWS flats. Further, the Committee asked the Project Proponent to submit the component wise revised details of the land area, built up area, population, water consumption and flushing water requirement as per the earlier Environmental Clearance granted to the promoter company and as per the Modernization proposal. In this regard, the Project Proponent submitted the details as under:

S. No.	Particulars	As per earlier EC		As per proposed Modernization Plan				
		Plot Area (Acres)	Built-up Area (Sqm)	Plot Area (Acres)	Built-up Area (Sqm)	Population (No. of Persons)	Water Requirement (KLD)	Flushing (KLD)
1	Total Plot Area	335.0	1,537,220.615	284.04	13,75,958.676	34308	5006	326
2	Plotted Development	128.09	1011270.0	109.23	8,65,773.78	19020	2388	0
3	Commercial area	11.5843	1,54985.28	7.4	1,00647.396	740	122	57
4	Institutional area	25.93201	1,20,684.703	25.932	1,25,051.511	2593		
5	Group Housing	20.4516	2,50,280.632	20.823	2,84,486.39	6495	800	269

6	Area under EWS	17.0924	-	13.65	-	5460	737	0
7	Utility	-	-	7.759	-	-	-	-
8	Sewage treatment Plan	-	-	1.02	-	-	-	-
9	Green Area	22.971		Master green 18.07 & Other Green area- 20.10	-	-	849	-
10	Road & Open Area	108.8282		80.089	-	-	-	-
11	Cooling & misc.	-	-	-	-	-	110	-
	Total	335	1,537,220.615 sqm	284.04	13,75,958.676 sqm	34308 Persons	5006	326

The Committee further observed that the Project Proponent has not submitted the details for carrying out solid waste management, in compliance to the Solid Waste Management Rules, 2016. The Project Proponent has proposed 100 sqm dedicated space for Solid Waste Management. Further, 5 No. Organic Waste Convertors are proposed to be provided for the management of organic waste. Non-biodegradable and recyclable waste will be given to authorized recyclers.

The Committee further observed that the promoter company has not submitted the details for carrying out CER activities. The promoter company has submitted the details as under:

Corporate Environmental Responsibility (CER) activities in the Raipur kalan village:

S.No.	Details	Rs. (In Cr)
1	Rejuvenation of 2 no. of Ponds of size approx. 4000 m2 & 9333 m2	0.60
a	<i>Filtration by installing primary sedimentation tank</i>	0.10
b	<i>Aeration by installing secondary sedimentation tank with clarifier</i>	0.30
c	<i>Disinfection unit</i>	0.20
	<i>Following characteristics of CPCB will be met out after treatment. BOD= 30 mg/l</i>	

	<i>DO= >5 mg/l</i> <i>Fecal coliform (MPN/100 ml) = <1000</i>	
2	Plantation in public/community area	0.10
a	<i>No. of trees to be planted = 1000 no.</i> <i>Cost for per tree = Rs. 500</i> <i>Cost of 1000 trees= Rs 500 x 1000</i>	0.05
b	<i>Cost for per tree guard = Rs. 500</i> <i>Cost of 1000 tree guards= Rs 500 x 1000</i>	0.05
3	Providing of solar panels in the community centre/Dispensary/ Anganwadi / schools	0.30
a	<i>No. of solar panels to be installed = 60 of each 1 KW</i> <i>Total power generation = 60 KW</i> <i>Cost for per solar panel = Rs. 50,000 x 60</i>	0.30
Total		1.0

Corporate Environmental Responsibility (CER) activities in the Bhago Majra village

S.No.	Details	Rs. (In Cr)
1	Plantation in public/community area	0.1
a	<i>No. of trees to be planted = 1000 no.</i> <i>Cost for per tree = Rs. 500</i> <i>Cost of 1000 trees= Rs 500 x 1000</i>	0.05
b	<i>Cost for per tree guard = Rs. 500</i> <i>Cost of 1000 tree guards= Rs 500 x 1000</i>	0.05
2	Provision of solar panels in the community centre, Dispensary/ Anganwadi / schools and Solar street light along village periphery road	0.60
a	<i>No. of solar panels to be installed = 120 of each 1 KW</i> <i>Total power generation = 120 KW</i> <i>Cost for per solar panel = Rs. 50,000 x 120</i>	0.60
3	Infrastructure development for usage of treated water of STPs	0.40
4	Boundary wall for village dispensary (150 x 5 feet) and reflecting mirror on village road corners.	0.68
a	<i>Cost for construction of boundary wall along with the cost of construction material used</i>	0.65

b	<i>Reflecting Mirror 32 Inches/80 cms Polycarbonate Traffic Mirror per head = 3000 x 10</i>	0.03
Total		1.78

The Committee was satisfied with the presentation and reply given by the Project Proponent. After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for Modernization of residential township at Sector 97, 106 & 107, SAS Nagar, Punjab, and as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions: -

Special Conditions:

- (i) The Project Proponent shall plant not less than 14,500 trees in the land area of the project, for which the Environmental Clearance has been granted.

I. Statutory compliances:

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

obtained, as applicable, by project proponents from the respective competent authorities.

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

II. Air quality monitoring and preservation

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

construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The maximum water requirement for the project shall be 5006 KLD, out of which 3721 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Season	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
Summer	5006 KLD	3321 KLD	3255 KLD	326 KLD	849 KLD	1970 KLD
Winter	4425 KLD	3320 KLD	3254 KLD	326 KLD	278 KLD	2550 KLD
Rainy	4214 KLD	3319 KLD	3253 KLD	326 KLD	77 KLD	2760 KLD

- 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 the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) 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.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White

e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 24 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry /

SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install 5 Organic Waste Convertors of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 14500 trees 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 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

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

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.

- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

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

Capital Cost:

Sr. No.	Description	Already Spent	Proposed Cost	Total	Total cost in (Lacs)
1.	Landscaping	60	40		100
2.	STP	92	400		492
3.	DG Stack & Acoustic Treatment	4	16		20
4.	Solid Waste management	12	80		92
5.	RWH	160	60		220
6.	Miscellaneous	19.3	77.1		96.4
	Total	347.30	951.1		1298.4

Recurring Cost:

Sr. No.	Description	Rs. in Lacs/year
1.	Landscaping	15
2.	Water management (STP & RWH)	25
3.	Air Management	5
4.	Environment Management	2.5
5.	Solid Waste Management	10
6.	Miscellaneous	2
	Total	57 Lacs/year

CER activities as under:

Corporate Environmental Responsibility (CER) activities in the Raipur kalan village:

S.No.	Details	Rs. (In Cr)
1	Rejuvenation of 2 no. of Ponds of size approx. 4000 m² & 9333 m²	0.60
a	<i>Filtration by installing primary sedimentation tank</i>	0.10
b	<i>Aeration by installing secondary sedimentation tank with clarifier</i>	0.30
c	<i>Disinfection unit</i>	0.20
	<i>Following characteristics of CPCB will be met out after treatment. BOD= 30 mg/l DO= >5 mg/l Fecal coliform (MPN/100 ml) = <1000</i>	
2	Plantation in public/community area	0.10
a	<i>No. of trees to be planted = 1000 no. Cost for per tree = Rs. 500 Cost of 1000 trees= Rs 500 x 1000</i>	0.05
b	<i>Cost for per tree guard = Rs. 500 Cost of 1000 tree guards= Rs 500 x 1000</i>	0.05
3	Providing of solar panels in the community centre/Dispensary/Anganwadi / schools	0.30
a	<i>No. of solar panels to be installed = 60 of each 1 KW Total power generation = 60 KW Cost for per solar panel = Rs. 50,000 x 60</i>	0.30
	Total	1.0

Corporate Environmental Responsibility (CER) activities in the Bhago Majra village

S.No.	Details	Rs. (In Cr)
1	Plantation in public/community area	0.1
a	<i>No. of trees to be planted = 1000 no. Cost for per tree = Rs. 500 Cost of 1000 trees= Rs 500 x 1000</i>	0.05
b	<i>Cost for per tree guard = Rs. 500 Cost of 1000 tree guards= Rs 500 x 1000</i>	0.05
2	Provision of solar panels in the community centre, Dispensary/ Anganwadi / schools and Solar street light along village periphery road	0.60
a	<i>No. of solar panels to be installed = 120 of each 1 KW Total power generation = 120 KW Cost for per solar panel = Rs. 50,000 x 120</i>	0.60
3	Infrastructure development for usage of treated water of STPs	0.40
4	Boundary wall for village dispensary (150 x 5 feet) and reflecting mirror on village road corners.	0.68
a	<i>Cost for construction of boundary wall along with the cost of construction material used</i>	0.65
b	<i>Reflecting Mirror 32 Inches/80 cms Polycarbonate Traffic Mirror per head = 3000 x 10</i>	0.03
Total		1.78

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven

days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.

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

XIII. Additional Conditions

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

- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.