Proceedings of 260th meeting of State Expert Appraisal Committee (SEAC) held on 25.09.2023 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 259th meeting of State Level Expert Appraisal Committee (SEAC) held on 14.09.2023.

The proceedings of 259th meeting of SEAC held on 14.09.2023 was prepared and circulated through email to all the Members for their comments, if any. Comments received from Sh. K.L Malhotra, Member SEAC have been incorporated. SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 259th meeting of State Level Expert Appraisal Committee held on 14.09.2023.

The action taken on the decisions of 259th meeting of SEAC held on 14.09.2023 have been completed. SEAC noted the same.

Item No. 260.01: Application for Environmental Clearance of Commercial Project namely "Mohali Times Square" at Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab) by M/s KSSP Real Estate Pvt. Ltd. (SIA/PB/INFRA2/429296/2023).

The project proponent has applied for Environmental Clearance for establishment of Commercial Project namely "Mohali Times Square" at Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab). The total area of the project is 27,949.36 sq.m (6.90625 acres) having built-up area of 25,567.68 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA Notification, 2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form-I/IA and other additional documents on online portal. He has also deposited Fees of Rs. 51,136/- vide UTR no. CBINI23135919364 dated 15.05.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 4847 dated 13.07.2023 furnished the latest status report as under:

"The proposed site of the subject cited project was visited by officer of the Board on 15.06.2023. The point wise reply of the comments sought by SEIAA from this office relating to the proposal of the subject cited project, is given as under:

Sr. No.	***Report of point sought by SEIAA***	***Remarks***
1.	*Construction status of the proposal*	*1. The proposed site is located at Village Balomajra and Dau.* *2. The GPS coordinates of the site are 30.735633" N,76.685349"E.* *3. The project proponent has earmarked the 03 side of the boundary of the project with brick wall and front side of the boundary wall covered with flags. The project proponent has completed construction/structure work of main gate.* *4. The project proponent has not started any construction activity at the site.* *5. The project proponent has temporarily construction sale office at the site.*

2.	*Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.*	*The following units are located within 500m radius of the unit:* *1. No rice sheller/stone crusher/hot mix plant/cement grinding unit/brick kiln exist within 500m from the proposed site.* *2. There is no jaggery, exist within 100m of the site.* *3. There is no drain passing within or adjoining the site.* *4. There is no common bio-medical treatment facility within 500m* *5. There is no eco-sensitive area within 500m.* *6. There is no MAH industry existing within 300m.* *7. There is a 01 petroleum outlet exist adjoining the proposed site and boundary wall of the proposed site and petrol pump is common.*
3.	*Whether the site meets within the prescribed criteria for setting up of such projects.*	*The proposed site is complying within the sitting guidelines framed by the Government of Punjab for such project.*

It is pertinent to mention here that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar (Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is yet to be made. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

(i) Mr. Sachindandhara, Director M/s KSSP Real Estate Pvt Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	**Description**	**Details**
1	**Basic Details**	

1.1	Name of Project & Project Proponent:	Commercial Project namely "Mohali Times Square" by M/s KSSP Real Estate Private Limited
1.2	Proposal:	SIA/PB/INFRA2/429296/2023
1.3	Location of Project:	Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Tehsil and Distt. SAS Nagar, Mohali (Punjab)
1.4	Details of Land area & Built up area:	Project Site Area = 27,949.36 sq.m (6.90625 acres) Built-up Area = 25,567.68 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 68.50 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls in Mixed-use zone 2 as per Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Approval for change in land use has been obtained from Directorate of Town & Country Planning, Punjab for 6.90625 acres of land vide Memo No. 753 dated 15.02.2021 submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. Letter in this regard has been obtained from District Forest Officer vide no. 1718 dated 06.08.2020 and is attached along with application. Self-declaration in this regard is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. Letter in this regard has been obtained from District Forest Officer vide no. 1718 dated 06.08.2020 and is submitted.
3.3	Whether project required clearance under the provisions of	No. The project does not require clearance under Wildlife Protection Act, 1972. Self-declaration in this regard is attached along with application.

<table>
<tr><td></td><td>Wildlife Protection Act 1972 or not:</td><td></td></tr>
<tr><td>3.4</td><td>Distance of the project from the Critically Polluted Area.</td><td>Nearest Critical Polluted area is Ludhiana which is located at a distance of approx. 78 km from the project location.</td></tr>
<tr><td>3.5</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>Yes. The City Bird Sanctuary is located at 9 km from the project site. The project falls outside eco-sensitive zone of the sanctuary.</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Total proposed green area = 2798.01 sq.m.
No. of trees required = 349 trees
No. of trees proposed = 350 trees</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal & Configuration</td><td>The project will comprise of 101 Shop Cum Offices (SCOs) along with 1 toilet block.
<u>Table: Area Statement</u>
<table><tr><th>Description</th><th>Area (in sq.m.)</th></tr><tr><td>Total Site Area</td><td>27,949.36 (6.90 acres)</td></tr><tr><td>Proposed FAR</td><td>19,437.012</td></tr><tr><td>• SCO (1-21) (@ 2.25)</td><td>4,345.73</td></tr><tr><td>• SCO (22-26) (@ 1.75)</td><td>804.77</td></tr><tr><td>• SCO (27-41) (@ 2)</td><td>2,759.20</td></tr><tr><td>• SCO (42-63) (@ 2)</td><td>5,250.14</td></tr><tr><td>• SCO (64-70) (@ 2)</td><td>1,287.63</td></tr><tr><td>• SCO (71-101) (@ 1.75)</td><td>4,989.55</td></tr><tr><td>Basement Area</td><td>6,130.67</td></tr><tr><td>Built-up area</td><td>25,567.68</td></tr><tr><td>Proposed Green area (@10 %)</td><td>2,798.01</td></tr></table>
<u>Table: Break-up of Net Planned area</u>
<table><tr><th>S.NO.</th><th>Type</th><th>Area (in sq.m.)</th><th>Percentage (%)</th></tr><tr><td>1</td><td>Area under Commercial Plotted</td><td>9,891.306</td><td>35.39</td></tr><tr><td>2</td><td>Area under Toilet Block</td><td>33.446</td><td>0.12</td></tr></table></td></tr>
</table>

			3	Area under Water works	258.883	0.93
			4	Area under EGS	146.832	0.53
			5	Area under STP	168.772	0.60
			6	Area under Garbage Collection	25.632	0.09
			7	Area under roads, green, buffer, pavements, parking and open spaces	17,424.486	62.34
			Total Net Planned area		**27,949.36**	**100.00**

Table: SCO wise area details

Description	No. of Floors	Number of SCOs	Ground Coverage (in sq.m.)	FAR (in sq.m.)
Commercial block				
SCO (1-21)	Basement+G+2	21	1,931.454	4,345.73
SCO (22-26)	Basement+G+2	05	459.870	804.77
SCO (27-41)	Basement+G+2	15	1,379.610	2,759.20
SCO (42-63)	Basement+G+2	22	2,625.092	5,250.14
SCO (64-70)	Basement+G+2	07	643.818	1,287.63
SCO (71-101)	Basement+G+2	31	2,851.194	4,989.55
Toilet Block	Ground floor	01	33.445	-
Total		**101**	**9,924.48**	**19,437.012**

4.2	Population details	Total Population = 4476 persons.

Details are given below:

Description	Factors as per NBC (Number of people)	Area (in sq.m.)	Population
SCOs (Commercial)- 101 Nos.			
1. Ground Floor	3 m^2/person	7,418.22	2,473
2. Upper Floors	6 m^2/person	12,018.80	2,003
Sub Total		**19,437.012**	**4,476**
STAFF (@ 10%)			**448**
VISITORS (@ 90%)			**4,028**
TOTAL POPULATION = 4,476 Persons			

5 Water

5.1 Total fresh water requirement:

Fresh water during summer season = 32 KLD. Water demand calculations are given below:

Sl. No.	Details	Population	Criteria	Water Demand (KLD)
1.	Staff	448	@ 45 lpcd	20
2.	Visitors	4,028	@ 15 lpcd	60
3.	**Water Requirement**			**80**
4.	Wastewater Generation (@ 80% of water requirement)			64
5.	Treated Sewage (@ 98%)			63
6.	Flushing Water Requirement (@ 20 lpcd for floating population & @ 10 lpcd for visitors)			**9 + 40 = 49 KLD**
7.	**Total Fresh Water Demand**			**80 - 49 = 31 KLD**
8.	**Green area water req. for 2,798.01 sq.m.**			
	• Summer (@ 5.5 lt./m^2/day)			15
	• Winter (@ 1.8 lt./m^2/day)			5

		• Monsoon (@ 0.5 lt./m^2/day)	1
5.2	Source:	Borewells	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Permission has been obtained from Punjab Water Regulation and Development Authority (PWRDA) for extraction of ground water from borewells. Copy of permission is submitted along with application.	
5.4	Total wastewater generation:	64 KLD	
5.5	Treatment methodology: *(STP capacity, technology & components)*	Proposed STP of 100 KLD capacity based on MBBR Technology followed by UF.	
5.6	Treated wastewater for flushing purpose:	Total treated water for flushing = 49 KLD	
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 15 KLD Winter: 5 KLD Monsoon: 1 KLD	
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed of to GMADA sewer. The Project Proponent has submitted a copy of permission letter from GMADA issued vide No. 3090 dated 25.08.2023 for connecting with GMADA trunk sewer for surplus treated wastewater.	

5.9 Cumulative Details:

Sr. No.	**Total water Requirement KLD**	**Total wastewater generated KLD**	**Treated wastewater KLD**	**Flushing water requirement KLD**	**Green area requirement KLD**	**Into sewer KLD**
1.	80 KLD	64 KLD	63 KLD	49 KLD	Summer-15 KLD Winter-5 KLD Monsoon-1 KLD	Summer-Nil Winter-9 KLD Monsoon-13 KLD

5.10	Rain water harvesting proposal:	03 Rain water recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	1 DG set of 62 kVA capacity.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	Total solid waste generation = 895 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be converted into manure using 1 Composter of 500 kg capacity. 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 set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total Power load = 2,112 KW/2,347 KVA
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the SCOs. The total area covered by solar panels will be 1,380 sq.m. which is @ 30% of roof top area which will generate 100 KW of power generation.
8.3	Details of activities under Environment Management Plan.	Submitted.

During meeting, the Committee perused the construction status report of the project and observed that Punjab Pollution Control Board mentioned in its report that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar

(Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is yet to be made. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.

In this regard, the Committee perused the Chief Engineer GMADA letter No. GMADA/CE/2022/215 dated 23.02.2022 addressed to Chairman (SEIAA), wherein it has been mentioned that GMADA has already allotted the work of augmentation of STP in Sector 83 Mohali from 10 MGD to 15 MGD and upgrading its technology to SBR at total cost of Rs. 145 Crore. Further, out of 15 MGD, GMADA is also constructing tertiary treatment plant of 5 MGD capacity on Ultra-filtration technology. This plant would take care of the sewage generated from Sector 48 to Sector 81 in Master Plan of Mohali.

The Committee further observed that the capital cost for installation of STP in EMP is on lower side. Further, no details of the Additional Environmental Activities have been given. The Committee asked the Project Proponent to submit the revised EMP along with Additional Environmental Activities. The Project Proponent agreed to the same and submitted the revised EMP and Additional Environmental Activities as under:

Sr. No.	**Title**	**Capital Cost (In Lakhs)**	**Recurrring cost (In Lakhs/Annum)**	
			Construction phase	**Operation Phase**
1	Air & Noise Pollution Management (Acoustic enclosure for DG set, tarpaulin sheets/ barricading, water sprinklers, Maintenance of machinery & PPE's, anti-smog guns, etc.)	20	5	2
2	Water Pollution Control (STP of 100 KLD capacity based on MBBR technology followed by UF)	70	1.5	5
3	Landscaping (planting & maintenance of 350 trees)	7	1	5
4	Solid Waste Management (1 composter of 500 kg)	15	2	4
5	Rain water Harvesting (3 pits with dual bore)	12	0.5	3

6	Energy Conservation (LED lights in common areas, 100 KW solar panel, etc.)	40	1	5
7	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	2	1	5
	Total	**166**	**12**	**29**

Additional Environmental Activities:

Sr. No.	**Activities**	**Cost (In lakhs)**
1.	Adoption and maintenance of 1 pond (1 acre) as well as construction of boundary wall and park development in Village Balongi	25+5+6=36
2.	Adoption and maintenance of 1 pond (0.5 acre) in Village Daun	12.5
3.	Adoption and maintenance of 1 pond (0.75 acre) in Village Ballomajra	20
	Total amount to be spend under Additional environmental Activities	**Rs. 68.5 Lacs**

On perusal of the proposal for development of green area, the Committee observed that the project proponent has proposed green area on the land beneath which the services have been laid as per the approved layout plan. The Committee observed that the proposed scheme does not seems to be feasible and asked the Project Proponent to submit the revised proposal for development of green area. The Project Proponent submitted the revised plan for green area development.

The Committee perused the revised green area development plan during the meeting and found the same un-satisfactory. As such, the Project Proponent was asked to submit a proper & workable plan for consideration by the Committee.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the revised plan for green area development.

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Sachindandhara, Director M/s KSSP Real Estate Pvt Ltd.

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

During the meeting, the Committee on perusal of the revised green area development plan observed that the green area proposed near car parking will interfere with the movement of the vehicles. In this regard, the Project Proponent proposed to provide additional mechanical car parking of 37 ECS near the SCO No. 10 to 21 and submitted an undertaking in this regard. The Committee was satisfied with the proposal.

After detailed deliberations, the Committee decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for Commercial Project namely "Mohali Times Square" at Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab), Punjab subject to the standard conditions:

I. Statutory compliances:

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

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be

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

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as

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

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

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

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall

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

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Sr. No.	**Title**	**Capital Cost (In Lakhs)**	**Recurrring cost (In Lakhs/Annum)**	
			Construction phase	**Operation Phase**
1	Air & Noise Pollution Management (Acoustic enclosure for DG set, tarpaulin sheets/	20	5	2

	barricading, water sprinklers, Maintenance of machinery & PPE's, anti-smog guns, etc.)			
2	Water Pollution Control (STP of 100 KLD capacity based on MBBR technology followed by UF)	70	1.5	5
3	Landscaping (planting & maintenance of 350 trees)	7	1	5
4	Solid Waste Management (1 composter of 500 kg)	15	2	4
5	Rain water Harvesting (3 pits with dual bore)	12	0.5	3
6	Energy Conservation (LED lights in common areas, 100 KW solar panel, etc.)	40	1	5
7	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	2	1	5
	Total	**166**	**12**	**29**

Additional Environmental Activities:

Sr. No.	**Activities**	**Cost (In lakhs)**
1.	Adoption and maintenance of 1 pond (1 acre) as well as construction of boundary wall and park development in Village Balongi	25+5+6=36
2.	Adoption and maintenance of 1 pond (0.5 acre) in Village Daun	12.5
3.	Adoption and maintenance of 1 pond (0.75 acre) in Village Ballomajra	20
	Total amount to be spend under Additional environmental Activities	**Rs. 68.5 Lacs**

XI. Validity

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

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

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

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

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

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

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

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 260.02: Application for Environmental Clearance for expansion of existing Steel Manufacturing Unit at Village Kumbh, Amloh Road, Mandi Gobindgarh, District. Fatehgarh Sahib, Punjab by M/s P.P Castings (Proposal No. SIA/PB/IND1/441939/2023)

The industry is an existing unit and was granted consent to operate under the provisions of Water Act 1974 & Air Act, 1981 for manufacturing of steel ingots/billets (CCM) @ 84 MTD or steel strips patra (rolling mill section) @ 84 MTD, which are valid up to 22.11.2023.

Further, the industry was granted Terms of Reference vide letter No. SEIAA/MS/2022/259 dated 12.07.2022 for carrying out EIA study for obtaining Environmental Clearance under the EIA notification dated 14.09.2006.

The industry has submitted final EIA report after incorporating the compliance of Terms of Reference (ToRs) for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of existing steel manufacturing unit for production capacity of 300 TPD (1,05,000 TPA) of Billets/Ingots or Strips/Patra with 2 Induction Furnaces of capacity 10 TPH each and Rolling Mill at Village Kumbh, Amloh Road, Mandi Gobindgarh, District. Fatehgarh Sahib, Punjab. The industry 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 19.8173 Crore.

The industry has submitted Checklist, Synopsis and other additional documents through Parivesh portal. The industry has also deposited Rs. 49,545/- vide NEFT No. PUNBH22126606275 dated 06.05.2022 (25%) and Rs. 1,48,630 (75%) vide UTR No. 5128745110 dated 23.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 16630-633 dated 19.07.2023 furnished the comments on the suitability of site, construction status and pollution control status as under:

"Air Pollution: *The industry has proposed to expansion its unit by replacing existing induction furnace of 7 TPH capacity with 10 TPH capacity and by installing another additional induction furnace of 10 TPH capacity in addition to existing rolling mill. It has proposed to install separate side suction hood, spark arrestor, bag house and ID fan as separate APCDs as per the design of PSCST Chandigarh.*

Water Pollution: *There will be no generation of trade effluent. It has proposed domestic effluent generation @ 3.2 KLD, which will be treated in STP of 5.0 KLD capacity and further treated water will be used in plantation/green area.*

The proposed pollution control arrangements submitted by the industry for air and water pollution are adequate in principle.

Hazardous Waste: *The industry has proposed generation of hazardous waste of category 35.1 @ 0.8 TPD and 5.1 @ 0.4 KL/year, which will be disposed of to authorized utilize and recycler, respectively as per hazardous & other wastes (Management & Transboundary Movement) Rules, 2016.*

The industry has not started any construction activity w.r.t proposed project."

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Vijay Data, Partner M/s PP Casting.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Item No.	Details
1.	**Basic Details**	
1.1	Name of Project & Project Proponent:	**Project Name:** Expansion of Existing Steel Manufacturing Unit namely "P.P Castings" located at Village Kumbh, Amloh Road, Mandi Gobindgarh, District. Fatehgarh Sahib, Punjab **Project Proponent:** M/s P.P Castings **Applicant:** Vijay Data (Partner)
1.2	Proposal:	SIA/PB/IND1/441939/2023
1.3	Location of Industry:	Village Kumbh, Amloh Road, Mandi Gobindgarh, District. Fatehgarh Sahib, Punjab
1.4	Details of Land area & Built up area:	**Total Land area:** 18,736.78 sq.m (4.63 acres) Area under road widening = 961.53 sqm Net planned area = 17,775.25 sqm.
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	**Existing cost**: Rs. 15.5073 Crores **Proposed cost**: Rs. 4.31 Crores **Total cost**: Rs. 19.8173 Crores
1.7	Compliance of Public Hearing Proceedings	Detailed Action Plan has been submitted as Annexure enclosed.
2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project falls in Industrial Zone as per Master Plan of Mandi Gobindgarh Industrial zone. Master Plan with marked project location has been submitted.

<table>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/ building plan approval status)</td><td>Landuse Classification letter has been obtained from DTP Fatehgarh Sahib vide letter No. 127-DTP(FGS)/NG62 dated 31.01.2022, wherein it has been mentioned that the land area measuring 4.63 acre falls in industrial zone as per the notified Master Plan, Mandi Gobindgarh.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:</td><td>No Forest land is involved in the project. Self-declaration regarding the same has been submitted.</td></tr>
<tr><td>3.2</td><td>Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:</td><td>No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.</td></tr>
<tr><td>3.3</td><td>Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No wildlife sanctuary is involved in the vicinity or study area of the project location.</td></tr>
<tr><td>3.4</td><td>Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)</td><td>Not applicable</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 5,871.43 sq.m, within project premises (33%)
Total 881 no. of trees to be planted @ 1,500 trees per hectare of green area.
<table>
<tr><th>S. No.</th><th>Area Identification</th><th>Green area (in sq.ft.)</th><th>No. of trees</th></tr>
<tr><td>1.</td><td>A</td><td>24,539</td><td>343</td></tr>
<tr><td>2.</td><td>B</td><td>7,000</td><td>98</td></tr>
<tr><td>3.</td><td>C</td><td>8,000</td><td>11</td></tr>
</table></td></tr>
</table>

		4.	D	23,661	329
		Total		**63,200**	**881 trees**

4. **Raw material, Products and Machinery details are as under:**

Raw Material:

Raw Materials	Existing	Proposed	Total after expansion	Source
Scrap & Ferro Alloys	89 TPD (31,150 TPA)	231 TPD (80,850 TPA)	320 TPD (1,12,000 TPA)	Mostly from Local suppliers of Mandi Gobindgarh/ Ludhiana

Products:

Product Name	Existing	Proposed	Total after expansion
Ingots/Billets or Strip/Patra	84 TPD (29,400 TPA)	216 TPD (75,600 TPA)	300 TPD (1,05,000 TPA)

Machinery:

S. No.	Machinery	Existing	Proposed	Total after expansion
1.	Induction Furnaces	1 × 7 TPH	Replacement of existing IF of capacity 7 TPH with 10 TPH & addition of new IF of capacity 10 TPH	2 × 10 TPH each
2.	Rolling Mill	1 No.	--	1 No.

4.2	Population details	Details of manpower is given below: **Existing:** 30 persons **Proposed:** 50 persons **Total after expansion:** 80 persons. No workers will be residing within project premises.

5	**Water**			
5.1	Total water requirement:	**Details**	**Existing (KLD)**	**After expansion (KLD)**

<table>
<tr><td></td><td></td><td><table>
<tr><td>Makeup water demand for cooling purpose</td><td>10</td><td>36</td></tr>
<tr><td>Domestic water demand</td><td>2</td><td>4</td></tr>
<tr><td>Green area water demand</td><td>-</td><td>32</td></tr>
<tr><td>Total</td><td>12 KLD</td><td>72 KLD</td></tr>
</table></td></tr>
<tr><td>5.2</td><td>Source:</td><td>Ground water (Borewells)</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/ supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>No; permission will be obtained from PWRDA regarding ground water approval.</td></tr>
<tr><td>5.4</td><td>Total water requirement for domestic purpose:</td><td><table>
<tr><th>Details</th><th>Existing (KLD)</th><th>After expansion (KLD)</th></tr>
<tr><td>Domestic water demand</td><td>2</td><td>4</td></tr>
</table></td></tr>
<tr><td>5.4.1</td><td>Total wastewater generation:</td><td>Domestic – 32 KLD</td></tr>
<tr><td>5.4.2</td><td>Treatment methodology for domestic wastewater: (STP capacity, technology & components)</td><td>Wastewater generated from Domestic use will be treated in proposed STP of capacity 5 KLD with MBBR technology. Treated water will be used for horticulture purpose within project premises.</td></tr>
<tr><td>5.5</td><td>Total water requirement</td><td>72 KLD; out of which, fresh water requirement will be 69 KLD.</td></tr>
<tr><td>5.5.1</td><td>Total effluent generation:</td><td>No industrial effluent is being generated from the unit and even after expansion no industrial effluent will be generated.</td></tr>
<tr><td>5.5.2</td><td>Treatment methodology for industrial wastewater: (ETP capacity, technology & components)</td><td>Not applicable, as no industrial effluent will be generated.</td></tr>
</table>

<table>
<tr><td>5.6</td><td>Details of utilization of treated wastewater into green area in summer, winter and rainy season</td><td colspan="2">Wastewater generated from domestic will be treated through STP and will be used for plantation within premises.
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing purposes (KLD)</th><th>Green area sq.m (KLD)</th><th>Cooling purpose (KLD)</th><th>MC Sewer (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>--</td><td>3</td><td>--</td><td>--</td></tr>
<tr><td>2.</td><td>Winter</td><td>--</td><td>3</td><td>--</td><td>--</td></tr>
<tr><td>3.</td><td>Monsoon</td><td>--</td><td>3</td><td>--</td><td>--</td></tr>
</table></td></tr>
<tr><td>5.7</td><td colspan="3">Cumulative Details: Water Consumption for Summer, Winter & Rainy (KLD)
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Treated wastewater reuse</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>72 KLD
Domestic water demand 4 KLD
Make-up water demand for cooling 36 KLD
Green area water demand 32 KLD</td><td>3.2 KLD</td><td>3 KLD</td><td>3 KLD (Reused for horticulture purpose)</td><td>32 KLD (for Summer season @ 5.5 lt/sq.m./day)

10.5 KLD (for Winter season @ 1.8 lt/sq.m./day)

3 KLD (for Monsoon season @ 0.5 lt/sq.m./day)</td><td>0</td></tr>
</table></td></tr>
<tr><td>5.8</td><td>Rain water harvesting proposal:</td><td colspan="2">Rainwater recharging will be done outside of project premises by adopting pond. Therefore, pond located in Village Kumbh adopted for rain water recharging. NOC has been obtained for pond adoption from Village Sarpanch. Copy of the NOC along with detailed rainwater recharging proposal is submitted.</td></tr>
<tr><td>6</td><td colspan="3">Air</td></tr>
<tr><td>6.1</td><td colspan="3">Details of Air Polluting Machinery and APCDs installed are as under:
Existing:
<table>
<tr><th>S. No.</th><th>Source</th><th>Capacity</th><th>Chimney Height</th><th>APCD</th><th>Fuel Used</th></tr>
</table></td></tr>
</table>

	1.	**Induction Furnace**	1 × 7 TPH	30 m	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 36,000 CMH	Electricity
	2.	**DG Set**	1 × 125 KVA	2.5 m	Not required	H.S.D.

6.2 **Air Pollution Control Measures:**
Total After Expansion:

S. No.	Source	Capacity	Chimney Height	APCD	Fuel Used
1.	**Induction Furnaces**	2 × 10 TPH each	30 m each	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 50,000 CMH each	Electricity
2.	**DG Sets**	1 × 125 KVA & 1 × 350 KVA	2.5 m & 3.75 m	Not required	H.S.D.

7	**Waste Management**	
7.1	Total quantity of solid waste generation	Approx. 10 TPD of slag generated; out of which 20% will be reused for metal recovery within the project premises and remaining 80% will be given to M/s G.S.K Interlock Tiles for co-processing. A copy of agreement executed with said agency submitted.
7.2	Details of management and disposal of solid waste (Mechanical Composter/ Compost pits)	Disposal of Solid waste will be as per MSW Rules, 2016 & its amendments.
7.3	Details of management of Hazardous Waste.	Details of the hazardous waste generated is given below:

. No.	**Waste category**	**Existing**	**After expansion**	**Disposal**

		1.	Category 5.1 Used oil	0.02 KLA	0.4 KLA	Will be given to authorized vendor
		2.	Category 35.1 APCD dust	0.12 TPD	0.8 TPD	Agreement done with M/s Madhav KRG Ltd.

8 Energy Saving & EMP

8.1 Power Consumption:

Description	Unit	Existing	Proposed	Total
Power load	KVA	4,000	6,000	10,000
DG sets	KVA	1 × 125	1 × 350	1 × 125 & 1 × 350

Source: PSPCL

8.2 Energy saving measures: LEDs has been provided in place of CFLs.

8.3. **Environmental Management Plan**

S. No.	Environmental Protection Measures	Capital Cost (Lakhs)	Recurring Cost (Lakhs/year)
1.	Air Pollution Control (Installation of APCD along with continuous emission monitoring system)	120	2.5
2.	Water Pollution Control (Installation, operation and maintenance of STP of capacity 5 KLD)	5	1.5
3.	Noise Pollution Control (Including acoustic enclosure for DG sets, ear plug etc.)	3	1
4.	Landscaping (development of green area) including tree guard	9	9
5.	Solid Waste Management (Management & disposal of Slag and Hazardous waste)	3	0.5
6.	Environment Monitoring & Management	3	5

7.	Health, Safety & Risk Assessment (Medical check-up, ESI and PPE kit for workers)	2	1
8.	Miscellaneous	2	0.5
9.	Additional Environmental Activities*	22	-
Total		**Rs. 169 lakhs**	**Rs. 21 lakhs**

Additional Environmental Activities*

Mr. Vijay Data (Partner) will be responsible for implementation of the Additional Environmental activities. Total cost of the project is Rs. 19.81 Crores. Therefore, 1% of the total cost will be spent on additional Environmental activities, which comes out to be Rs. 20 Lakhs. However, total amount of Rs. 22 lakhs will be spent as per the details given below:

S. No.	Activity	Amount
1.	**Rain Water Harvesting** Beautification and de-silting of pond located at Village Kumbh having area of 0.70 acres for rainwater harvesting	Rs. 7 lakhs
2.	Tree plantation in Village Kumbh playground and other areas	Rs. 5 lakhs
3.	Additional Activity as per proceedings of Public hearing Construction of washrooms in Village Kumbh Govt. School	Rs. 10 lakhs
Total		**Rs. 22 Lakhs**

Summary of Public Hearing Proceedings of District Fatehgarh Sahib, Punjab

S. No.	Name & address of the person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the project proponent	Action plan

1.	Mr. Gurinderpal Singh, Sarpanch	Mr. Gurinderpal Singh, Sarpanch requested that washrooms should be constructed in the village school, trees be planted, the village play ground has been prepared in which new plants should be planted.	The Environmental Consultant of the industry said that proposal of Mr. Gurinderpal Singh, Sarpanch shall be included in the final EIA report which will be put up before SEIAA for consideration.	Overall an amount of Rs. 22 lakhs have been allocated for various welfare activities in the Village Kumbh. Rs. 2 lakhs will be spent on Construction of washrooms in Village Kumbh School immediately after grant of Environmental Clearance. In addition of above, Rs. 20 lakhs (@ 1% of the total project cost) have been allocated for Additional Environmental Activities in the Village Kumbh as per the details given below: • Rs. 15 lakhs for Rejuvenation of pond located in the Village Kumbh • Rs. 5 for tree plantation in Village School & Village playground

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for expansion of existing Steel

Manufacturing Unit at Village Kumbh, Amloh Road, Mandi Gobindgarh, District. Fatehgarh Sahib, Punjab subject to the standard conditions:

I. Statutory compliance

i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area).

iv. The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned Punjab Pollution Control Board.

v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/competent authority concerned, in case of withdrawal of groundwater and also in case of use of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from the competent authority.

vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.

vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.

viii. The project proponent shall comply with the CLU conditions imposed by the competent authority, if any.

II. Air quality monitoring and preservation

i. The project proponent shall install 24x7 continuous emission monitoring system at the inlet as well as at the outlet (stack) of each APCD to monitor the SPM concentration with respect to standards prescribed in Environment (Protection) Rules 1986 vide G.S.R 277 (E)

dated 31st March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7th December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

iii. The project proponent shall install a system to carry out Manual Ambient Air Quality monitoring for parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$ in reference to PM emission, and SO_2 and NOx in reference to SO_2 and NO_x emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.

iv. The project proponent shall submit monthly summery report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality/ fugitive emissions to the Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.

v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust-generating points including fugitive dust from all vulnerable sources.

vi. The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.

vii. Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, etc. regularly.

viii. Recycle and reuse of iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration should be ensured.

ix. The project proponent shall use leak-proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.

x. The project proponent shall provide covered sheds for raw materials like scrap and sponge iron, lump ore, coke, coal, etc.

xi. The project proponent shall provide primary and secondary fume extraction system at all melting furnaces.

xii. Design and implementation of the ventilation system for adequate air changes as per the ACGIH document for all tunnels, motor houses, Oil Cellars should be ensured.

III. Water quality monitoring and preservation

i. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post-monsoon) at sufficient numbers of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.

ii. Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.

iii. The project proponent shall practice rainwater harvesting to the maximum possible extent. As an additional safety measure, the stream carrying waste water of the village shall be diverted in one corner of Phytorid plants trench (designed based on the technology developed by CSIR-NEERI's) divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.

iv. The project proponent shall make efforts to minimize water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

IV. Noise monitoring and prevention

i. Noise level survey shall be carried as per the prescribed guidelines and the report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.

ii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

V. Energy Conservation measures

i. The project proponent shall practice hot charging of slabs and billets/blooms as far as possible.

ii. The project proponent shall provide solar power generation on rooftops of buildings, solar light system for all common areas, street lights, parking around project area and maintain the same regularly.

iii. The project proponent shall provide the for LED lights in their offices and residential areas.

iv. The Project Proponent shall practice hot charging of slabs and billets/blooms as far as possible.

VI. Waste management

i. Used refractories shall be recycled as far as possible.

ii. 100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.

iii. The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.

iv. Kitchen waste shall be composted or converted to biogas for further use.

VII. Green Belt

i. Green belt shall be developed in an area of 5871 sqm (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. All tall saplings (minimum 6 feet height) of indigenous species will be planted.

VIII. Public hearing and Human health issues

i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

ii. The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

iii. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.

v. The project proponent shall carry out the activities and spent an amount as commuted during the public hearing as per the public hearing action plan.

IX. Environment Management Plan

i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions to all / or

shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.

iii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. An action plan for implementing following activities under EMP, Additional Environmental Activities and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Environmental Protection Measures	Capital Cost (Lakhs)	Recurring Cost (Lakhs/year)
1.	Air Pollution Control (Installation of APCD along with continuous emission monitoring system)	120	2.5
2.	Water Pollution Control (Installation, operation and maintenance of STP of capacity 5 KLD)	5	1.5
3.	Noise Pollution Control (Including acoustic enclosure for DG sets, ear plug etc.)	3	1
4.	Landscaping (development of green area) including tree guard	9	9
5.	Solid Waste Management (Management & disposal of Slag and Hazardous waste)	3	0.5
6.	Environment Monitoring & Management	3	5
7.	Health, Safety & Risk Assessment (Medical check-up, ESI and PPE kit for workers)	2	1
8.	Miscellaneous	2	0.5
9.	Additional Environmental Activities*	22	-
Total		**Rs. 169 lakhs**	**Rs. 21 lakhs**

Additional Environmental Activities*

S. No.	Activity	Amount
1.	**Rain Water Harvesting** Beautification and de-silting of pond located at Village Kumbh having area of 0.70 acres for rainwater harvesting	Rs. 7 lakhs
2.	Tree plantation in Village Kumbh playground and other areas	Rs. 5 lakhs
3.	Additional Activity as per proceedings of Public hearing Construction of washrooms in Village Kumbh Govt. School	Rs. 10 lakhs
Total		**Rs. 22 Lakhs**

iv. Year-wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report along with the Six-Monthly Compliance Report.

v. Self-environmental audit shall be conducted annually. Every three years third-party environmental audit shall be carried out.

vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the plants shall be implemented.

X. Validity

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

XI. Miscellaneous

i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition, this shall also be displayed in the project proponent's website permanently.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall monitor the criteria pollutants level namely; PM_{10}, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for

the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.

v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.

vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vii. The project proponent shall inform the Regional Office of the Ministry and PPCB, 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.

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

ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the SEAC and SEIAA.

x. 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.

xi. 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.

XII. Additional Conditions:

i. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

ii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of each APCD for monitoring SPM.

iii. The Project Proponent shall submit compliance of the action plan proposed to address the public hearing issues along with the six-monthly compliance report of EC condition on Parivesh portal.

Item No.260.03: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely "Florence Park" located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab by M/s Ambika Realcon Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/438206/2023)

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

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

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

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

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

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

1. *The proposed site of the project is located at Village Dhode Majra, New Chandigarh, District SAS Nagar, during the visit no construction work was in operation.*
2. *As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.*

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

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

Sr. No.	***Type of industrial unit***	***Required distance as per siting criteria***
1.	*Cement plant/grinding unit*	*300m*
2.	*Rice Sheller/Saila Plant*	*500m*
3.	*Stone crushing/screening cum washing plant*	*500m*
4.	*Hot Mix Plant*	*300m*
5.	*Brick Kiln*	*300m*
6.	*CBWTF*	*500m*
7.	*Poultry Farm*	*500m*
8.	*Jaggery unit*	*200m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

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

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Rajinder Kumar Aggarwal, CA M/s Ambika Realcon Pvt Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	**Description**	**Details**
1	Basic Details	

<table>
<tr><td>1.1</td><td>Name of Project & Project Proponent</td><td>Expansion of Group Housing Project “Florence Park” at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.</td></tr>
<tr><td>1.2</td><td>Proposal</td><td>SIA/PB/INFRA2/438206/2023</td></tr>
<tr><td>1.3</td><td>Location of Project</td><td>Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area</td><td>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Total Site Area</td><td><u>42,334.161 sq.m.</u> (10.461 acres)</td><td>758.78 sq.m. (0.1875 acre)</td><td>43,092.95 sq.m. (10.6485 acres)</td></tr>
<tr><td>2.</td><td>Built-up Area</td><td>1,46,613.16 sq.m</td><td>17,024.356 sq.m</td><td>1,63,637.516 sq.m</td></tr>
</table>
</td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Total project cost after expansion is estimated to be Rs. 398.11 Crores. Comparison details as per earlier EC accorded is given below:
<table>
<tr><td rowspan="2">Project Cost</td><td>EC Accorded (Revised cost)</td><td>Proposed (for Expansion)</td><td>Total (after Expansion)</td></tr>
<tr><td>*Rs. 379.61 crores (210.13 + 169.48)</td><td>Rs. 18.50 Crores</td><td>Rs. 398.11 Crores</td></tr>
</table>
*Project cost as per EC letter was 210.13 crores. Revised cost estimates against the planning in earlier EC = Rs. 379.61 crores. Rs. 355.93 crores have been spent on project till 15.03.2023.</td></tr>
</table>

2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan	Master plan showing the location of the project submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	1. Permission for Change of Land use for total land area measuring 10.461 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 96-CTP(PB)SP-432 dated 07.01.2016 submitted. 2. Permission for Change of Land use for total land area measuring 0.1875 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 7416-CTP(PB)SP-432M dated 03.12.2021 submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no forest land is involved in the proposed land are of 10.461 acres.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no PLPA land is involved in the proposed land are of 10.461 acres.

<table>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:</td><td>The project does not fall in eco-sensitive zone of City Bird Sanctuary as the project is located at a distance of approx. 11 km from the project location. However, Sukhna Wildlife Sanctuary is located 9.8 km from the project site for which NBWL Clearance is required. Thus, application has already filed vide proposal no. FP/PB/Others/6372/2022 dated 24.05.2022 and screenshot showing the status of the application is attached with application.</td></tr>
<tr><td>3.4</td><td>Distance of the project from the Critically Polluted Area.</td><td>The nearest critically polluted area is Ludhiana which is approx. 82 km from our project location.</td></tr>
<tr><td>3.5</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>Project falls outside the eco-sensitive zone of City Bird Sanctuary. However, it falls inside the eco-sensitive zone of Sukhna Wildlife Sanctuary. Thus, application has already been filed for wildlife clearance for the project.</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area after expansion: 11,251.033 sq.m.
No. of trees required = 728 trees
Proposed trees to be planted: 735 trees.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Total Site Area</td><td><u>42,334.161 sq.m.</u>
(10.461 acres)</td><td>758.78 sq.m.
(0.1875 acre)</td><td>43,092.95 sq.m.
(10.6485 acres)</td></tr>
<tr><td>2.</td><td>Components</td><td>• 8 Residential Towers
• 1 Community Building</td><td>• 1 Tower
• 1 Villa
• 8 commercial booths
• 17 commercial units</td><td>• 9 Residential Towers
• 1 Villa
• 8 commercial booths
• 17 commercial units
• 1 Community</td></tr>
</table></td></tr>
</table>

				Center/ nursery school
3.	No. of Flats	893 Flats	- 181 Flats	712 Flats
4.	Built up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
5.	Green Area	10,885.50 sq.m	365.533	11,251.033 sq.m
6.	Estimated Population	4,527 Persons	-522 Persons	4,005 Persons
7.	Total Water Requirement	896 KLD	- 405 KLD	491 KLD
8.	Fresh Water Demand	695 KLD	- 370 KLD	325 KLD
9.	Wastewater Generation	717 KLD	- 317 KLD	400 KLD
10.	STP capacity	800 KLD	- 200 KLD	600 KLD (installed in 2 modules having capacity 300 KLD each)
11.	Parking provision	1,966 ECS	- 472 ECS	1,494 ECS
12.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 kg/day
13.	Rain water recharging pits	10 Pits (7 pits already constructed)		
14.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA
15.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA (Existing 2 DG sets i.e. 1010 kVA & 500 kVA)
16.	Project Cost	*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores

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

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

Sr. No.	Tower	No. of Floors	FAR details (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (FAR+ Non-FAR (in sq.m)	Ground Coverage (in sq.m.)
1	T1	G+14	6787.108	1,621.344	8408.452	137.811
2	T2A	G+15	9236.570	1,649.861	10886.431	685.960
3	T2B	G+15	9882.910	1720.440	11603.35	741.013
4	T3	G+15	9236.570	1649.861	10886.431	685.960
5	T4	G+18	13359.633	2134.227	15493.86	840.870
6	T5	G+18	13359.633	2134.227	15493.86	840.870
7	T6	G+18	13002.647	2373.007	15375.653	886.847
8	T7	G+18	13002.647	2373.007	15375.653	886.847
9	T8	G+18	13002.647	2373.007	15375.653	886.847
10	Villa	G+2	1128.00	120	1248	376.00
11	Guard Room	-	10	0	10	10
Total			**1,02,008.365**	**18,148.981**	**1,20,157.343**	**6,979.025**
12	Commercial-1 (8 Booths)	-	294.593	0	294.593	294.593
13	Commercial-2 units (9-17)	-	3,718.290	948.910	4667.2	941.724
14	Commercial-3 units (1-8)	-	3,311.600	831.710	4143.31	837.620
15	Community Center	-	1,367.027	0	1367.027	793.362

	16	Toilet block	-	36.000	0	36	36
		Total Commercial		**8,727.510**	**1,780.620**	**10508.13**	**2903.298**
	17	Basement (Commercial)	-	0	4,767.440	4767.44	0
	18	Basement (Residential)	-	0	28,204.602	28204.602	0
		Total		**1,10,735.874**	**52,901.644**	**1,63,637.516**	**9,882.323**

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

4.2 Population details

Total no. of persons= 4,005 persons

Sr. No	**Block type**	**Units**	**Criteria**	**Population in No.**
1.	Residential	712 D.U.s	5 person per D.U	3560
2.	Visitors	_	@10% of residential population	356
3.	Commercial units	17	@ 2 person/unit	34
4.	Commercial Boot	8	@ 2 persons/booth	16
5.	Villa	1	5 persons per Villa	5
6.	Community Center	0.34 acre	100 persons/acre	34

5 Water

5.1	Total fresh water requirement:	325 KLD
5.2	Source:	Borewells + GMADA Supply

<table>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>Yes. Permission has already been obtained from PWRDA for abstraction of ground water for 695 KLD through 3 borewells vide permission no. PWRDA/02/2022/L3/311 dated 08.02.2022. However, as per revised notification of PWRDA vide no.75340/PWRDA-PWRD0GENL/37/2021-PWRDA-BR/418 dated 27th January 2023, our project is exempted from obtaining the permission for abstraction of ground water.</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>400 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>Wastewater will be treated in already installed STP of 600 KLD capacity based on MBBR Technology (installed in 2 modules i.e. 2x300 KLD).</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>166 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 62 KLD
Winter: 20 KLD
Monsoon: 6 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess treated wastewater will be utilized for construction purpose and adjoining area developed under Karnal Technology till GMADA sewer is connected.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Excess will be utilized for construction purpose and onto area reserved for Karnal Technology till GMADA Sewer is connected.</th></tr>
<tr><td>1.</td><td>491 KLD</td><td>393 KLD</td><td>385 KLD in Summer & Winter season and 392 KLD in</td><td>166 KLD</td><td>Summer: 62 KLD
Winter: 20 KLD
Monsoon: 6 KLD</td><td>Summer: 157 KLD
Winter: 199 KLD
Monsoon: 213 KLD</td></tr>
</table></td></tr>
</table>

				rainy season			

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

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

6	**Air**	
6.1	Details of Air Polluting machinery:	After expansion, there is provision of total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA. Presently, 2 DG sets of 1010 KVA and 500 KVA has been installed for power backup.

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

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>1,514 kg/day
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Solid waste generation</td><td>1,798 kg/day</td><td>- 284 kg/day</td><td>1,514 kg/day</td></tr>
</table></td></tr>
<tr><td>7.2</td><td>Details of management and disposal of solid waste (Mechanical Composter/ Compost pits)</td><td>Biodegradable waste will be composted in 2 Composters of 500 & 200 kg. Out of which, one composter of 500 kg has already been installed within the project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Agency: Punjab State Power Corporation Limited (PSPCL).
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after Expansion</th></tr>
<tr><td>1.</td><td>Power Load</td><td>6,172 KVA</td><td>- 566.91 KVA</td><td>5,605.09 KVA</td></tr>
</table></td></tr>
</table>

8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project and approx. 7.476 KW energy will be saved. Also, solar panels of capacity 175 KWP are also proposed within the project premises. Thus, total 182.476 kw of energy will be saved.

8.3 Details of activities under Environment Management Plan.

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

In addition, Rs. 1.2 Crores has been reserved under CSR as per earlier EC letter; out of which, Rs. 51,75,452/- have been spent against the same. Further, as the additional project cost is 187.98 cr. (Rs. 398.11 cr. – Rs. 210.13 cr.). Thus, Rs. 1.88 Crores *(@ 1%*

	of additional project cost) will be spent under Additional Environmental Activities. Details of activities will be submitted prior to SEAC, Punjab meeting.

During meeting, the Committee observed that the Project Proponent was granted permission for discharging excess treated wastewater into sewer by GMADA vide letter no. 2063 dated 18.08.2023, wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh by GMADA for which the work is in progress. The storm sewer network is also to be laid on VR-6 road, New Chandigarh. On completion of the work, the Project Proponent would be allowed to discharge their surplus treated wastewater and rain fall runoff into these networks subject to the terms and conditions laid down by GMADA. It may take up to 3-4 years for completion of work owing to land acquisition issues. In this regard, the Project Proponent proposed to develop the land area as per Karnal Technology for utilization of the excess treated wastewater generated from the project.

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

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

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

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

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

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

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

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

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

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

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

Item No.260.04: Application for Environmental Clearance for establishment of a new petrochemical based processing unit at Plot No. 129&130, Industrial Focal Point Phase-1, Goindwal Sahib, District Tarn Taran by M/s Satguru Thinners (Proposal No. SIA/PB/IND2/442856/2023).

The industry was granted Terms of Reference (ToR) for new petrochemical based processing unit for production of Industrial solvents/thinners/reducers, special boiling point solvents de-aromatized solvents, aromatic solvents, mineral oil @ 92000 MT/ year.

The industry is covered under category 5(e) of the schedule appended with the EIA notification dated 14.09.2006. The total land area of the industry is 1.65 acres (6689 sq.m) having green area to be developed as 2208 sq.m. The industry has submitted copy of allotment letter for the plot no. 129 & 130 at phase-1, industrial complex, Goindwal Sahib issued by Estate Officer, Punjab Small Industries & Export Corporation Ltd vide no. PSIEC/EO/13089-93 dated 16.08.2023 in the name of M/s Satguru Thinners.

The industry has submitted checklist, application form, undertaking w.r.t the Forest land & Wildlife area and other relevant documents. The industry has deposited Rs. 14125/- through NEFT No. N047232334642434 dated 13.02.2023 at the time of TOR and Rs 42375/- vide UTR No. N241232614854200 dated 29.08.2023 as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 2433 dated 19.09.2023 furnished the latest construction status report is as under:

The site was visited by the officer of this office on 04.09.2023 and the point-wise reply is as under:

Sr. No.	Point	Reply
1.	Construction status of the proposed project. Please send the clear-cut report as to whether construction for the project has been started for the project except for securing the land.	The site of the project was visied and found that it is an open plot. Only boundary wall has been constructed. No other construction work has started at site yet.
2.	Status of physical structures within a 500m radius of the site including the status of industries, drain, river and eco-sensitive structures if any.	The proposed site of the industry is located in approved industrial focal point located Gobindwal Sahib, District Tarn Taran. There are no. of industry surrounded the proposed site. Radius of 500m was measured on the google map and found that there is no drain, river and eco-sensitive structure within the radius.
3.	Whether the site is meeting the prescribed criteria for setting up of such types of	The industry falls in approved industrial focal point hence is meeting the prescribed

	projects. Please send a clear-cut recommendation	criteria for setting up of such types of project.

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Sh. Rajbir Singh, Propriter M/s Satguru Thinners.
(ii) Sh. Rajiv Garg, Environmental Consultant on behalf of M/s Envisolve LLP.
(iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	M/s Satguru Thinners Mr. Rajbir Singh Anand (Proprietor)
1.2	Proposal No.:	SIA/PB/IND2/418083/2023
1.3	Location of Industry:	Plot No. 129 & 130, Industrial Focal Point Phase-I, Goindwal Sahib District –Tarn Taran (Punjab)
1.4	Details of Land area & Built up area:	8000 Sq. Yards
1.5	Category under EIA notification dated 14.09.2006	5(e)
1.6	Cost of the project	Rs.5.65 Crores
1.7	Compliance of Public Hearing Proceedings	The unit is being established in industrial Focal Point developed by PSIEC in the year 1981, as such the public hearing is exempted.
2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project site is located in Industrial Focal Point.

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/ Allotment letter etc.)	Yes; Plot transfer letter 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 in the project. An undertaking in the prescribed format 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. An undertaking in the prescribed format 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 of the project site. An undertaking in the prescribed format submitted.
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 etc.	The PP has proposed to develop green belt in an area of 2208 sq.mt. i.e. 33% of total area.

4.1 Raw material, Products and Machinery details are as under:

RAW MATERIALS	Quantity
Heavy Aromatic/C9 Solvents, Naphtha/ Condensate, Diesel, Fuel Oil Petroleum Hydrocarbon Oil/Solvent , Petroleum Crude Oil, Mineral Hydrocarbon Oil, Kerosene, Waste oil/Used Oil, Mineral Turpentine Oil	93600 MT Per Year

PRODUCTS	Quantity
Industrial Solvents/Thinners/ Reducers, Special Boiling Point Solvents De-aromatized Solvents, Aromatic Solvents, Mineral oil-20/50	92000 MT Per Year

PLANT & MACHINERY

(a) SS Distillation Process Plant

S. No.	Item	Quantity
1.	Re-boiler	1
2.	Column	1
3.	Primary Heat Exchanger	1
4.	Secondary Heat Exchanger	1
5.	Territory Heat Exchanger	1
6.	Product Receiver	4
7.	Reflux Vessel	1
8.	Bottom Cooler	1

(b) MS Distillation Process Plant

S. No.	Item	Quantity
1.	Re-boiler	1
2.	Column	1
3.	Primary Heat Exchanger	1
4.	Secondary HeatExchanger	1
5.	Third Heat Exchanger	1
6.	Product Receiver	4
7.	Reflux Vessel	1
8.	Bottom Cooler	1

(c) Utilities/Miscellaneous

S. No.	Machines & Equipment
1.	Oil Heater TP-10 HSD & LDO Fired (high temp.)
2.	Chimney 400 mm Dia 30 m Height
3.	Electric Panel with Cables and earthing
4.	Cooling Tower 400 TR Cap. FRP/Natural System
5.	Vacuum pump with Booster and Vacuum Vessel 2 Set System

	6. Chilling plant Cap 30 TR 7.. Nitrogen Plant - 15m3/h with storage tank 8. Fire Fighting system 9. Laboratory Equipment /Apparatus 10. Thermic Fluid Heater10 Lakh KCals. Capacity 11. D.G. Set – 200 KVA	
4.2	Population details	About 27 persons [directly/indirectly] shall be working in the unit
5	**Water**	
5.1	Total water requirement:	18.0 KLD
5.2	Source:	PSIEC Water Supply/Tube well
5.3	Whether Permission obtained for abstraction/ supply of the fresh water from the Competent Authority (Y/N) Details thereof	Permission from PWRDA is not Required as the Tube well shall be used as standby source and water abstraction will be less than 300 KL per month.
5.4	Total water requirement for domestic purpose:	2.0 KLD
5.4.1	Total wastewater generation:	Industrial Effluent – 1.9 KLD Domestic wastewater – 1.6 KLD
5.4.2	Treatment methodology for industrial/ domestic wastewater: (ETP cum STP capacity, Technology & components)	The waste water to the tune of 3.5 KLD will be treated in ETP cum STP of 5 KLD capacity and treated waste water shall be used for green belt within the premises.
5.5	Total water requirement & fresh water requirement	Total Water requirement- 18 KLD including green area during summer to the tune of 12 KLD. Max. Fresh water requirement shall be 14.5 KLD
5.7		

5.8	Rain water harvesting proposal:	This is a chemical unit, as such rainwater harvesting is not permissible within the premises. **Outside:** The industrial unit has proposed to provide rain water harvesting system in 2 number schools in the nearby area.
6	**Air**	
6.1	Details of Air Pollution Sources and APCDs installed are as under:	

Emissions		
Thermic Fluid Heater	One /1000000 Kcal/Hr.	Stack of 30-meter height will be provided for proper dispersion of flue gases
D.G. sets	200 KVA	DG set is attached with canopy and a stack of adequate height as per norms

7	**Solid Waste Management**	
7.1	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	

Category	**Type of Waste**	**Color of Bins**	**Disposal Method**	**Total Waste (Kg/day)**
Bio Degradable	Organic Waste	Green	Vermi-composting	9.0
Non-Biodegradable	Recyclable Waste	Blue	Recycler	5.0
	Total			14

Disposal of Solid waste will be as per MSW rules, 2016. The PP proposes to provide Vermi- composting system for organic waste.

7.2	Details of management and disposal of Hazardous Waste.		

Hazardous/ solid waste		
Empty containers	100 No.s/ month	Sale to authorized recyclers.
Used oil/ spent oil	0.05 KLPA	Sale to authorized recyclers
ETP Sludge	30 Kg/month	Isolated Storage & disposal to TSDF
Distillation Residue	50 Kg/month	Will be Sold as Tar

8	**Energy Saving & EMP**	
8.1	Power Consumption:	Maximum power requirement for the plant will be 315 KW (Total connected load). The power will be sourced from PSPCL.
8.2	Energy saving measures:	Solar panel for outer lighting, LED lights for inner lighting will be used as power saver.
9.	Additional Environmental Activities	

Sr. No.	**Activities as per OM dated 01.05.2018**	**Cost (Rs. Lacs)**	**Timeline**	
			Start Date	**End date**
1.	**a).** Tree Plantation and Rejuvenation of pond in Village Fatehabad and Goindwal Sahib District Tarn-Taran **b).** Rainwater Harvesting system and waste management in Govt. senior secondary school Goindwal Sahib District Tarn-Taran. **c)** Rainwater Harvesting system and waste management in Govt. High school Fatehabad District Tarn-Taran.	11.5	April, 2024	March, 2026

		Total	**Rs.11.5 Lacs**

10. **EMP BUDGET**

Sr.No.	Details	Capital Cost (In Lacs)	Recurring Cost (In Lacs/annum)
1.	APCD	5	0.5
2.	ETP/STP	10	1.5
3.	Green belt development with maintenance plan for 3 years	7	2.5
4.	Rain Water Harvesting	5	0.5
5.	Environment Monitoring	0.5	0.4
6.	Solid Waste Management	2	0.4
7.	Energy Conservation	2.5	0.2
8.	Disaster and Risk Management	5	1.5
9.	Misc.	8	0.5
Total		**45.00**	**8**

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of a new petrochemical based processing unit at Plot No. 129&130, Industrial Focal Point Phase-1, Goindwal Sahib, District Tarn Taran, subject to the specific & standard conditions:

Specific Condition:

1. The industry shall obtain authorization under HWM rules, 2016 from Punjab Pollution Control Board for generation and disposal of Hazardous Waste.

I. Statutory Compliance

i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non- forest purpose involved in the project.

ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (In case of the presence of scheduled-I species in the study area).

iv. The project proponent shall obtain Consent to Establish/Consent to Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.

v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/ component authority concerned, in case of drawl of ground water and also in case of drawl of surface water required for the project.

vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.

vii. The company shall strictly comply with the rules and guidelines under Manufacture Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amend time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.

II. Air Quality Monitoring and Preservation

i. The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to SPCB and CPCB online serves and calibrate this system from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

iii. The project proponent shall install system carryout Continuous Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5 in reference to PM emission and SO2 and NOx in reference to SO2 and NOx emissions) within and outside the plant area (at least four locations one within and three outside the plant area at an angle of 120o each), covering upwind and downwind directions. (case to case basis small plants: Manual; Large plants: Continuous).

iv. The project proponent shall submit monthly summary report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality /fugitive emissions to Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.

v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust generating points including fugitive dust from all vulnerable sources, so as to comply prescribed stack emissions and fugitive emission standards.

vi. Sulphur content should not exceed 0.5% in the coal for use in coal fired boilers to control particulate emissions within permissible limits (as applicable). The gaseous emissions shall be disposed through stack of adequate height as per CPCB/SPCB guidelines.

vii. The DG sets shall be equipped with suitable pollution control devices and the adequate stack height so that the emissions are in conformity with the extant regulations and the guidelines in this regard.

viii. The National Emission Standards for Petroleum Oil Refinery issued by the Ministry vide G.S.R. 186 (E) dated 18th March, 2008 and G.S.R. 595 (E) dated 21st August, 2009 as amended from time to time shall be followed.

ix. The National Emission Standards for Petrochemical (Basic & Intermediates) issued by the Ministry vide G.S.R. 820 (E) dated 9th November, 2012 as amended time to time shall be followed.

x. Storage of raw materials, coal etc. shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.

III. Water quality monitoring and preservation

i. The project proponent shall provide online continuous monitoring of effluent the unit shall install web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises (applicable in case of the projects achieving ZLD).

ii. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post monsoon) at sufficient numbers of piezometers/sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.

iii. The project proponent shall submit monthly summary report of continuous effluent monitoring and results of manual effluent testing and manual monitoring of ground water quality to Regional office of MOEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.

iv. The effluent discharge shall conform to the standards prescribed under the Environment (Protection) Rules, 1986, or as specified by the State Pollution Control Board while granting Consent under the Air/Water Act, whichever is more stringent.

v. As already committed by the project proponent, Zero Liquid Discharge shall be ensured and no waste/treated water shall be discharged outside the premises (applicable in case of the projects achieving the ZLD).

vi. Total fresh water requirement shall not exceed the proposed quantity or as specified by the committee. Prior permission shall be obtained from the concerned regulatory authority/CGWA in this regard.

vii. Process effluent/any waste water shall not be allowed to mix with storm water. The storm water from the premises shall be collected and discharged through a separate conveyance system.

viii. The project proponent shall practice rainwater harvesting to maximum possible extent.

ix. The project proponent shall make efforts to minimize water consumption in the complex by segregation of used water, practicing cascade use and by recycling treated water.

IV. Noise Monitoring and Prevention

i. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.

ii. The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation.

iii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules,1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

V. Energy Conservation Measures

i. The energy sources for lighting purposes shall preferably by LED based.

VI. Waste Management

i. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.

ii. Process organic residue and spent carbon, if any shall be sent to cement industries. ETP sludge, process inorganic & evaporation slat shall be disposed of to the TSDF.

iii. The company shall undertake waste minimization measures as below:

a) Metering and control of quantities of active ingredients to minimize waste.

b) Reuse of by-products from the process as raw materials or as raw material substitutes in other processes.

c) Use of automated filling to minimize spillage.

d) Use of Close Feed system into batch reactors.

e) Venting equipment through vapour recovery system.

f) Use of high-pressure hoses for equipment clearing to reduce wastewater generation.

VII. Green Belt

i. The green belt of 5-10m width shall be developed in more than 33% of the total project area, mainly along the plant periphery, in downwards wind direction, and along road sides etc. Selection of plant species shall be as per the CPCB guidelines in consultation with the State Forest Department.

VIII. Public Hearing and Human Health Issues

i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

ii. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Firefighting system shall be as per the norms.

iii. Training shall be impacted to all employees on safety and health aspects of chemicals handling. Pre-employment and routine periodical medical examinations for all employees shall be undertaken on regular basis. Training to all employees on handling of chemicals shall be imparted.

iv. The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

v. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, Mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

vi. There shall be adequate space inside the plant premises earmarked for parking of vehicles for raw materials and finished products, and no parking to be allowed outside on public places.

vii. Occupational health surveillance of the workers shall be done on regular basis and records maintained as per the Factories Act.

IX. Corporate Environment Responsibility

i. The project proponent shall comply with the provisions contained in the Ministry's OM vide F.NO. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.

ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/ or shareholders/ stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of a senior Executive, who will report directly to the head of the organization.

iv. Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the content authority. The year wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other

purpose. Year wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

v. Self- environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

vi. All the recommendation made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the Iron and Steel plants shall be implemented.

X Miscellaneous

i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponents' website permanently.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half yearly basis.

iv. The project proponent shall monitor the criteria pollutants level namely; PM10, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.

v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.

vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vii. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

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

ix. The project proponent abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

x. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry Environment, Forests and Climate Change (MoEF&CC).

xi. 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.

xii. The ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiii. The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.

xiv. The Regional Office of this ministry shall monitor compliance of the stipulated conditions. The project authorities should extend fill cooperation to the officer(s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.

xv. 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.

xvi. Any appeal against this Environment Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.

Item No.260.05: Application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of commercial & group housing Project namely "The Lutyens" at Banur-Landran Highway Banur, S.A.S Nagar, Punjab by M/s RS Enterprises (Proposal no. SIA/PB/INFRA2/437547/2023).

The project proponent has applied for obtaining Environmental Clearance for establishment of commercial and residential group housing project namely "The Lutyens" Banur-Landran Highway Banur, S.A.S Nagar, Punjab by M/s RS Enterprises. The total land area of project is 20451 sq.m. having built-up area of 80753 sq.m. The Project is covered under category 8(a) of the schedule appended with EIA notification dated 14.09.2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, application form and other additional documents through Parivesh portal. The Project Proponent has also deposited fee of Rs. 157337/- vide UTR No./ Reference ID N198232553126337dated 17.07.2023 and Rs. 4169/- vide UTR No. N229232598932671 dated 17.08.2023. The adequacy of the fee has been checked and verified by supporting staff SEIAA.
Punjab Pollution Control Board vide letter No. 7212 dated 18.09.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 29.08.2023 and it was observed as under:

1. *The proposed site of the project is located at Banur-Landran Highway, Banur, District SAS Nagar. The project proponent has earmarked its site with proper boundary wall.*
2. *The project proponent has provided 1 No. Borewell.*
3. *The construction work of corporate office was under progress during visit.*
4. *The project proponent has provided temporary labour huts. Further, some excavation has also been carried out and rainwater was filled in it.*
5. *The project proponent has not started development works at site.*
6. *There is no MC sewer available in the vicinity of the proposed project site.*
7. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100m from the boundary of the project.*
8. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued*

by the Board for time to time), is more than the required distance as per the siting criteria given as under:

Sr. No.	***Type of industrial unit***	***Required distance as per siting criteria***
1.	*Cement plant/grinding unit*	*300m*
2.	*Stone crushing/screening cum washing plant*	*500m*
3.	*Hot mix plant*	*300m*
4.	*Brick kiln*	*300m*
5.	*CBWTF*	*500m*
6.	*Poultry Farm*	*500m*
7.	*Jaggery unit*	*200m*
8.	*Retail outlet (Petrol Pump)*	*50m*

9. *As per Government of Punjab Notification dated 25.07.2008, the project proponent is required to provide 15m green belt towards the air polluting industry, if it is located within 100m of the proposed project site. In this case, the rice sheller located 200m from the proposed site, therefore, the site is conforming to the siting guidelines as per Notification dated 25.07.2008."*

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Surinder Bansal, Partner M/s RS Enterprises.
(ii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Township Project namely "The Lutyens" by M/s Rs Enterprises
1.2	Proposal:	**SIA/PB/INFRA2/437547/2023**
1.3	Location of Project:	Banur-Landran Highway Banur, S.A.S Nagar, Punjab
1.4	Details of Land area & Built up area:	Plot area: 20451 sq.m. and built-up area is 80753 sq.m

<table>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(a)</td></tr>
<tr><td>1.6</td><td>Cost of the project
(Rs. in crores)</td><td>103 cr</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>Master Plan has been not submitted.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof:
(CLU/building plan approval status)</td><td>A copy of permission for Change of Land Use for land area measuring 24 bigha 9 biswa issued by office of Competent Authority-Cum-Additional Deputy Commissioner (Urban Development) S.A.S Nagar vide letter No. 1395 dated 27.03.2023 in the name of M/s RS Enterprises submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>A copy NOC issued by Divisional Forest Officer, SAS Nagar vide letter No. 3078 dated 09.08.2023 submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>Project is not covered under PLPA, 1900. A copy NOC issued by Divisional Forest Officer; SAS Nagar vide letter No. 3078 dated 09.08.2023 submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>No. The project does not require clearance under Wildlife Protection Act 1972.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No. The project does not fall within any eco-sensitive zone.</td></tr>
<tr><td>3.5</td><td>Green area
Requirement and proposed No. of trees:</td><td>Total green area: 3148 sqm
Proposed trees to be planted: 275 nos.</td></tr>
<tr><td>4</td><td>Configuration and Population</td><td></td></tr>
<tr><td>4.1</td><td colspan="2">Configuration
<table>
<tr><td colspan="4">SITE PLAN AREA STATEMENT</td></tr>
<tr><td>TOTAL SITE AREA</td><td colspan="2">24 BIGHA 9 BISWA</td><td></td></tr>
<tr><td></td><td>220050.0</td><td>SQ.FT.</td><td></td></tr>
<tr><td></td><td>24450.000</td><td>SQ.YD.</td><td></td></tr>
<tr><td></td><td>5.052</td><td>ACRE</td><td></td></tr>
<tr><td>AREA UNDER ROAD WIDENING</td><td></td><td></td><td></td></tr>
</table></td></tr>
</table>

RESIDENTIAL	4.45 BISWA	222.5	SQ.YD.
COMMERCIAL	9.60 BSWA	480	SQ.YD.
		702.5	SQ.YD.
TOTAL AREA UNDER ROAD WIDENING	**6322.5**	**SQ.FT.**	
NET PLOT AREA UNDER RESIDENTIAL	**21 BIGHA 10.45 BISWA**		
	193702.5	**SQ.FT.**	
	21522.5	SQ.YD.	
NET PLOT AREA UNDER COMMERCIAL	**2 BIGHA 4.5 BISWA**		
	20025.0	**SQ.FT.**	
	2225	SQ.YD.	
NET PLOT AREA	**213727.500**	**SQ.FT.**	
PERMISSIBLE F.A.R. FOR RESIDENTIAL	534318.750	SQ.FT.	**1:2.5**
PERMISSIBLE F.A.R. FOR COMMERCIAL	641182.500	SQ.FT.	**1:3**
TOTAL PERMISIIBLE F.A.R.	**1175501.250**	**SQ.FT.**	
ACHIEVED F.A.R. FOR RESIDENTIAL	517396.850	SQ.FT.	
ACHIEVED F.A.R. FOR COMMERCIAL	31596.053	SQ.FT.	
TOTAL ACHIEVED F.A.R.	**548992.903**	**SQ.FT.**	**1:2.49**
REQUIRED GREEN AREA FOR RESIDENTIAL	29055.375	15.00 %	
ACHIEVED GREEN AREA FOR RESIDENTIAL	37340.830	19.28 %	
PERMISSIBLE GROUND COVERAGE FOR RESIDENTIAL	67795.875	35.00 %	
ACHEIVED GROUND COVERAGE FOR RESIDENTIAL	50293.308	25.96 %	
PERMISSIBLE GROUND COVERAGE FOR COMMERCIAL	9011.250	45.00 %	
ACHEIVED GROUND COVERAGE FOR COMMERCIAL	8887.748	44.38 %	

4.2 **Population**

Flats 319	319 flats@ 5 residents each per flat
Flat	1595 @ 135 lit./day

	Commercial	Lower ground and ground floor =1458 Sqm @ 3 persons /sqm = 486 person First floor and second floor =1333 Sqm @ 6 persons /sqm = 222persons Total 708 persons Permanent population@10% of total = 71 Floating population @ 90% = 637
		71@ 45 ltr/person 637@ 15ltr/person
	Green	3148.34 @5.5 ltr/sqm
	Domestic water required	
	Total Flow to STP@ 80%	(Domestic water)
	Reuse of treated waste water for flushing purpose	1660 @ 45 ltr/person= 75 KLD 71@ 20 ltr/person= 1 KLD 637@ 10 ltr/person=6 KLD **Total = 82 KLD**
5	**Water**	
5.1	Source:	Bore wells
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.
5.3	Total wastewater generation:	182 KLD
5.4	Treatment methodology: *(STP capacity, technology & components)*	182 KLD of wastewater will be generated from the project which will be treated in proposed STP of 780 KLD capacity based on MBBR Technology followed by UF.
5.5	Treated wastewater for flushing purpose:	92 KLD(Flushing water calculation incorrect. The correct value comes out as 79.4 KLD)
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 17 KLD Winter: 6 KLD Monsoon: 2 KLD

<table>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Summer: 89 KLD
Winter: 100 KLD
Monsoon: 104 KLD</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:

<table><tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Excess will be disposed to MC sewer.</th></tr><tr><td>1.</td><td>237 KLD</td><td>190 KLD</td><td>190 KLD</td><td>84 KLD</td><td>Summer: 17 KLD
Winter: 6 KLD
Monsoon: 2 KLD</td><td>Summer: 89 KLD
Winter: 100 KLD
Monsoon: 104 KLD</td></tr></table>Permission for connecting the sewer line of the project with main sewer line of MC Banur submitted.</td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>6 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1 X 500, 2x240, 2x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td><table><tr><th>Total
(kg/day)</th></tr><tr><td>780</td></tr></table></td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan submitted with application. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
</table>

7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8.	**Energy Saving & EMP**	
8.1	Power Consumption:	

Description	**Total**
Electrical Power requirement (KW)	1700
Source	PSPCL

8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.

8.3 Details of activities under Environment Management Plan.

S. No.	**Title**	**Construction Phase**		**Operation Phase**
		Capital Cost (in Lakhs)	**Recurring Cost (in Lakhs per Annum)**	**Recurring Cost (in Lakhs per Annum)**
1.	Medical Cum First Aid	0.5	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	8.0	3.0	--
4.	Sprinklers for suppression of dust	2.0	3.0	--
5.	Sewage Treatment Plant	60.00	---	4.5
6.	Solid waste Management	15.00	- -	3.0
7.	Green belt development	18.00	--	10.0
8.	Rain water harvesting	6.00	--	2.0
9.	Smog gun	4.0	1.5	

Total	**Rs. 115.50 Lakhs**	**Rs. 9.5 Lakhs**	**Rs. 19.50 Lakhs**

Additional Environmental Activities:

Sr.No.	Activities	Cost in Lac
1.	Jute Bags through PPCB/Government functions 10000	15
2.	Composter for MC Banur	60
3.	Solar Lights in Government Schools	10
4.	Water Collars in School and Police Station	4

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of commercial & group housing Project namely "The Lutyens" at Banur-Landran Highway Banur, S.A.S Nagar, Punjab subject to the standard conditions:

I. Statutory compliances:

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

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust

pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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

	case of individual houses/establishment this proposal may also be implemented wherever possible.	
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The

installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

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

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly

Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their

consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.5	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	8.0	3.0	--
4.	Sprinklers for suppression of dust	2.0	3.0	--
5.	Sewage Treatment Plant	60.00	---	4.5
6.	Solid waste Management	15.00	- -	3.0
7.	Green belt development	18.00	--	10.0
8.	Rain water harvesting	6.00	--	2.0
9.	Smog gun	4.0	1.5	
Total		**Rs. 115.50 Lakhs**	**Rs. 9.5 Lakhs**	**Rs. 19.50 Lakhs**

Additional Environmental Activities:

Sr. No.	Activities	Cost in Lac
1.	Jute Bags through PPCB/Government functions 10000	15
2.	Composter for MC Banur	60
3.	Solar Lights in Government Schools	10
4.	Water Collars in School and Police Station	4

XI. Validity

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

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

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

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

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

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh

reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

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

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No.260.06: Application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of proposed Commercial Project namely "Shopping Complex" at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab by M/s Aerocity Business Centre (Proposal No. SIA/PB/INFRA2/440947/2023)

The project proponent has applied for obtaining Environment Clearance under EIA notification dated 14.09.2023 for construction of the proposed Commercial Project "Shopping Complex" at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab. The total area of the project is 8,319.467 sq.m having built-up area of 26,117.466sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2023.

The project proponent submitted Conceptual plan, online form and other additional documents through Parivesh portal. He has also deposited Rs. 52,235/- vide UTR No. FDRLH23233494396 dated 21.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 6500 dated 25.08.2023 furnished the latest construction status report as under:

"The project site was visited by officer of the Board on 22.08.2023 and it was observed as under:

1. *As per the site shown by the representative, no site development work has been started at the site and the site is empty plot.*

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

Sr. No.	***Type of industrial unit***	***Required distance as per siting criteria***
1.	*Cement plant/grinding unit*	*300m*
2.	*Rice sheller/saila plant*	*500m*
3.	*Stone crushing/screening cum washing plant*	*500m*
4.	*Hot Mix plant*	*300m*
5.	*Brick Kiln*	*300m*
6.	*CBWTF*	*500m*
7.	*Poultry farm*	*500m*
8.	*Jaggery unit*	*200m*

4. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site. Further, there is no air pollution industry within the 100m of the project.*

5. *The site is complying within general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

(iv) Mr. Lakshit Gupta, Partner M/s Aerocity Business Centre.
(v) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(vi) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Proposed Commercial Project namely "Shopping Complex" by M/s Aerocity Business Centre **Project Proponent:** Jagdish Kumar Gupta (Partner)
1.2	Proposal:	SIA/PB/INFRA2/440947/2023
1.3	Location of Project:	Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab
1.4	Details of Land area & built-up area:	Land area: 8,319.467 sq.m Built up area: 26,117.466 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 23 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Zirakpur, project site falls within residential proposed.
2.2	Whether supporting document submitted in	Permission for change of land use vide letter No. 2294 dated 24.05.2023 issued by Additional Deputy

<table>
<tr><td></td><td>favour of statement at 2.1, details thereof:
(CLU/building plan approval status)</td><td>Commissioner (Urban Development), SAS Nagar for land area measuring 9950 sqyard issued in the name of M/s Aerocity Business Centre submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>No, a self-declaration in the prescribed format submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>No, a self-declaration in the prescribed format submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No, a self-declaration in the prescribed format submitted.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Green area: 482.221 sq.m.
No. of tree to be planted: 104</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Proposal & Configuration
<table>
<tr><th>S. No.</th><th>Description</th><th>Area (in sq.ft)</th><th>Area (in sq.m)</th></tr>
<tr><td>1.</td><td>Total Plot area</td><td>89,550</td><td>8,319.467</td></tr>
<tr><td>2.</td><td>Area Under Road Widening</td><td>4,146.525</td><td>3,85.225</td></tr>
<tr><td>3.</td><td>Net Plot Area</td><td>85,403.475</td><td>7,934.242</td></tr>
<tr><td>4.</td><td>FAR (1:2.445)
• Block A
• Block B</td><td>2,08,779.349
• 1,01,367.079
• 1,07,412.270</td><td>19,396.236
• 9,417.310
• 9,978.926</td></tr>
<tr><td>5.</td><td>Non-FAR</td><td>72,346.72</td><td>6,721.23</td></tr>
</table></td></tr>
</table>

	• Basement • Other areas	• 70,044.595 • 2,302.125	• 6,507.356 • 213.874
11.	**Built-up Area (FAR + Non FAR)**	**2,81,126.069**	**26,117.466**
12.	Green area	5,190.582	482.221

Floor wise details:

S. No.	Floor	FAR Area (in sq.ft)	Non-FAR Area (in sq.ft)	FAR Area (in sq.m)	Non-FAR Area (in sq.m)	Builtup Area (in sq.m)
1.	**Block A**					
	Lower Ground Floor	19,423.125	--	1,804.467	--	1,804.467
	Upper Ground Floor	20,972.314	--	1,948.392	--	1,948.391
	First Floor	20,223.125	--	1,878.790	--	1,878.790
	Second Floor	20,223.125	--	1,878.790	--	1,878.790
	Third Floor	20,223.125	--	1,878.790	--	1,878.790
	Connecting Passage	302.265	--	28.081	--	28.081
2.	**Block B**					
	Lower Ground Floor	15,287.610	--	1,420.266	--	1,420.266
	Upper Ground Floor	15,686.610	--	1,457.335	--	1,457.335
	First Floor	15,287.610	--	1,420.265	--	1,420.265
	Second Floor	15,287.610	--	1,420.265	--	1,420.265
	Third Floor	15,287.610	--	1,420.265	--	1,420.265
	Fourth Floor	15,287.610	--	1,420.265	--	1,420.265
	Fifth Floor	15,287.610	--	1,420.265	--	1,420.265
3.	Other areas	--	2,302.125	--	213.874	213.874
4.	Basement	--	70,044.595	--	6,507.356	6,507.356

	Total	**2,08,779.349 sq.ft**	**72,346.72 sq.ft**	**19,396.236 sq.m**	**6,721.23 sq.m**	**26,117.466 sq.m**

4.2 Population details

4,334 persons

S. No.	Description	Area in sq.m	Criteria	Population
1.	**Lower Ground Floor** (Block A+B)	3,224.733	3 sq.m/person	1,075
2.	**Upper Ground Floor** (Block A+B)	3,405.726	3 sq.m/person	1,135
3.	**1st Floor** (Block A+B)	3,299.055	6 sq.m/person	550
4.	**2nd Floor** (Block A+B)	3,299.055	6 sq.m/person	550
5.	**3rd Floor** (Block A+B)	3,299.055	6 sq.m/person	550
6.	**4th Floor** (Block B)	1,420.265	6 sq.m/person	237
7.	**5th Floor** (Block B)	1,420.265	6 sq.m/person	237
Total Estimated Population				**4,334 persons**

S. No.	Description	Population
1.	Staff (@ 10% of total population)	433
2.	Visitors (@ 90% of total population)	3,901

5 Water

5.1 Details of water demand & wastewater generation:

S. No.	Details	Population	Criteria for total water demand (lpcd)	Total Water demand (in KLD)	Criteria for flushing water demand (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
1.	Staff	433	45	19	20	9	10
2.	Visitors	3,901	15	59	10	39	20
Total		**4,334**	**-**	**78**	**-**	**48**	**30**

Green area water req. for 482.221 sq.m.	
Summer (@ 5.5 lt./m^2/day)	3 KLD
Winter (@ 1.8 lt./m^2/day)	1 KLD
Rainy (@ 0.5 lt./m^2/day)	0.2 KLD

The maximum excess treated wastewater of quantity 12.8 KLD generated during rainy season shall be discharged into public sewer.

5.2	Source:	Ground water (Borewell)
5.3	Whether Permission obtained for	Not submitted.

<table>
<tr><td></td><td>abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td></td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>62 KLD of domestic wastewater will be generated from the project.</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>62 KLD of sewage will be generated which will be treated in proposed STP of capacity 75 KLD based on MBBR Technology.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>48 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of letter of MC, Zirakpur issued vide No. 2125 dated 26.06.2023 submitted, wherein it has been mentioned that the treated wastewater line of the project may be connected with the main sewer of the MC, Zirakpur after the deposition of the requisite charges.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>78 KLD</td><td>62 KLD</td><td>61 KLD</td><td>48 KLD</td><td>Summer: 3 KLD
Winter: 1 KLD
Monsoon: 0.2 KLD</td><td>Summer:10 KLD
Winter: 12 KLD
Monsoon: 12.8 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>2 No’s Rain water recharging pits have been proposed for rain water recharge within the project premises. Services layout plan showing 2 rain water recharging pits is submitted.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>1 DG set of capacity 250 KVA will be provided for power backup.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.</td></tr>
</table>

<table>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>867 kg/day of solid waste will be generated.</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Biodegradable waste will be converted into manure using Composter of capacity 400 kg to be installed within project premises.

Non-biodegradable waste (recyclable waste) will be disposed of through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand of the project will be 1,974.86 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Total area covered by solar panels will be 9,962.36 sq.ft. which is 30% of the total terrace area (33,207.88 sq.ft.) which will generate 55 KW of power generation.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">Description</th><th colspan="2">Construction phase</th><th>Operational phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs/ annum)</th><th>Recurring Cost (in Lakhs/ annum)</th></tr>
<tr><td>Wastewater Management (Installation of STP of capacity 75 KLD based on MBBR-UF)</td><td>25</td><td>1</td><td>3</td></tr>
<tr><td>Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG set)</td><td>8</td><td>1</td><td>1</td></tr>
</table></td></tr>
</table>

	Development of green belt and landscaping	2	-	2
	Rainwater recharging (2 pits)	5	1	1
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG set as per PPCB Guidelines)	3	1	5
	Solid Waste Management (Installation of composter of capacity 400 kg)	15	1	2
	Energy Conservation Measures (Provision of LED lights and solar panel)	10	0.5	2
	Additional Environmental Activities*	23	-	-
	Total	**Rs. 91 lakhs**	**Rs. 5.5 lakhs**	**Rs. 16 lakhs**

*Breakup of the additional environmental activities is given below:

S. No.	Activities	Cost (Rs. Lacs)
1.	Repair/ renovation work/ re-carpentering of Village Road	12
2.	Plantation and maintenance of trees in Village Park and other common areas	8
3.	Installation of solar lights and street lights along Village Road and common areas	3
Total		**Rs. 23 Lakhs**

During meeting, the Committee perused the approved layout plan of the project and observed that the Project Proponent has access/entry to the project from two sides, one from Zirakpur Patiala Road and another through PR-7 road. The Committee observed that there might be forest area involved while making access through Zirakpur Patiala road and the Project Proponent may be required to obtain clearance under the provisions of the Forest Conservation Act, 1980. The Committee asked the Project Proponent to check the same and obtain the permission for access road under the Forest Conservation Act 1980. The Project Proponent agreed to the same.

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

1. The Project Proponent shall check the involvement of Forest Area for access/entry to the project from Zirakpur Patiala road side and shall obtain Stage-I clearance under the provisions of the Forest Conservation Act, 1980, if required.
2. The Project Proponent shall obtain permission for abstraction of ground water from PWRDA.
3. The Project Proponent shall submit the alternative scheme for utilization of the excess treated wastewater of the project.
4. The Project Proponent shall revise the capital as well as recurring cost of the installation of STP in the Environment Management Plan.

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Lakshit Gupta, Partner M/s Aerocity Business Centre.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Observations	Reply
1.	The Project Proponent shall check the involvement of Forest Area for access/entry to the project from Zirakpur Patiala road side and shall obtain Stage-I clearance under the provisions of the Forest Conservation Act, 1980, if required.	Forest Clearance for approach road is not required, as the area for diversion of forest land is less than 0.1 Ha. Further, Change of landuse (CLU) has been obtained from Office of Additional Deputy Commissioner-cum-Competent Authority (Urban Development) vide Letter No. CLU/ADC(UD)/SAS Nagar/2023/ 2294 dated 24.05.2023.

2.	The Project Proponent shall obtain permission for abstraction of ground water from PWRDA.	Application has been submitted to Punjab Water Regulation & Development Authority (PWRDA) for abstraction of ground water. Online application form is submitted.
3.	The Project Proponent shall submit the alternative scheme for utilization of the excess treated wastewater of the project.	Excess treated water generated will be 13 KLD which will be disposed onto 482.221 sq.m (0.12 acres) of green area developed within project premises under Karnal Technology; till MC Sewer will be connected. Revised water balance is submitted. Under Karnal Technology, plantation will be done with water extensive tree species such as Eucalyptus, Poplar, Leucaena, Chukrasia and similar other varieties of Broad leaf trees.
4.	The Project Proponent shall revise the capital as well as recurring cost of the installation of STP in the Environment Management Plan.	Breakup of the revised Capital Cost as well as recurring cost is submitted.

The Committee was satisfied with the reply submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of proposed Commercial Project namely "Shopping Complex" at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab subject to the standard conditions:

I. Statutory compliances:

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

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the

treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue

b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system

designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

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

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project.

The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should

be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Description	**Construction phase**		**Operational phase**
	Capital Cost (in Lakhs)	**Recurring Cost (in Lakhs/ annum)**	**Recurring Cost (in Lakhs/ annum)**
Wastewater Management (Installation of STP of capacity 75 KLD based on MBBR-UF)	75	1	3
Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG set)	8	1	1
Development of green belt and landscaping	2	-	2
Rainwater recharging (2 pits)	5	1	1
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG set as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 400 kg)	15	1	2
Energy Conservation Measures (Provision of LED lights and solar panel)	10	0.5	2
Additional Environmental Activities*	23	-	-
Total	**Rs. 141 lakhs**	**Rs. 5.5 lakhs**	**Rs. 16 lakhs**

Additional Environmental Activities:

S. No.	**Activities**	**Cost**

		(Rs. Lacs)
1.	Repair/ renovation work/ re-carpentering of Village Road	12
2.	Plantation and maintenance of trees in Village Park and other common areas	8
3.	Installation of solar lights and street lights along Village Road and common areas	3
Total		**Rs. 23 Lakhs**

XI. Validity

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

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

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

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

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

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

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

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No.260.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of Residential group housing project namely "City of Dreams 5" at Village Dyalpura, Zirakpur, Punjab by M/s SBP Shinestar private Limited (Proposal no.SIA/PB/INFRA2/440659/2023).

The project proponent has submitted application for obtaining Environmental Clearance under EIA notification 14.09.2006 for establishment of Group Housing Project namely "City of Dreams 5", Dyalpura, Zirakpur, Punjab by M/s SBP Shinestar private limited. The total land area of project is 9862 sq.m. having built-up area of 44931.51 sq.m. The project is covered under category 8(a) of schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form-I/IA and other additional documents on online portal. The Project Proponent has also deposited Rs. 89864/- vide UTR No. / Reference ID N228232597922520 dated 16.08.2023 through NEFT mode. The deposition and adequacy of the fee has been checked and verified by support staff SEIAA.

Punjab Pollution Control Board vide letter no. 7003 dated 11.09.2023 furnished construction status report. The relevant part of the report is as under:

"The project site was visited by the officer of the Board on 25.08.2023 and it was observed as under:

1. *The proposed site of the project is located at Village Dyalpur, Zirakpur, Dist. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*

2. *The project proponent has not started development works at site.*

3. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100 m from the boundary of the project.*

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

Sr. No.	***Type of industrial unit***	***Required***
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller/ saila plant*	*500 m*
3.	*Stone crushing/screening cum Washing plant*	*500 m*

4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry farm*	*500 m*
8.	*Jaggery unit*	*200 m*
9.	*Retail Outlet (petrol pump)*	*50 m*

5. *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 30/10/2009.*

It is also mentioned here that the project proponent has not submitted proposal regarding additional land for the disposal of treated effluent till the sewer line is available at project site. Further, present STP of MC, Zirakpur is under capacity and is not adequate to handle the additional effluent load of such projects."

Deliberations during 259th meeting of SEAC held on 14.09.2023.

The meeting was attended by the following:

(i) Sh. Sarthak Garg, Director M/s SBP Shinestar Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No.	**Description**	
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Township Project namely "City Of Dreams 5" by M/s SBP Shinestar private limited.
1.2	Proposal:	**SIA/PB/INFRA2/440659/2023**
1.3	Location of Project:	Village Dyalpura, Zirakpur, Punjab
1.4	Details of Land area & Built up area:	Plot area: 9862 Sqm and built-up area will be 44931.51 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	54 cr
2.	**Site Suitability Characteristics**	

<table>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>Master plan showing the location of the project in the residential zone submitted.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof:
(CLU/building plan approval status)</td><td>Permission for Change of Land Use or approval from Competent Authority not submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>No, a self-declaration in this regard submitted in the prescribed format.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>No, a self-declaration in this regard submitted in the prescribed format.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>No, a self-declaration in this regard submitted in the prescribed format.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No</td></tr>
<tr><td>3.5</td><td>Green area Requirement and proposed No. of trees:</td><td>Total green area: 2632.52 sqm
Proposed trees to be planted: 150 nos.</td></tr>
<tr><td>4.</td><td>Population</td><td>1405
<table><tr><th>No of flats</th><th>Population</th></tr><tr><td>281</td><td>281x5=1405</td></tr></table></td></tr>
<tr><td>5</td><td>Water</td><td></td></tr>
<tr><td>5.1</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.2</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the</td><td>No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.</td></tr>
</table>

<table>
<tr><td></td><td>Competent Authority (Y/N)
Details thereof</td><td>Total Water Requirement: 190 KLD</td></tr>
<tr><td>5.3</td><td>Total wastewater generation:</td><td>152 KLD</td></tr>
<tr><td>5.4</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>152 KLD of wastewater will be generated from the project which will be treated in proposed STP.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>63 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 14 KLD
Winter: 5 KLD
Monsoon: 1 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess treated water will be disposed of to MC sewer. A copy of the MC letter vide no.2705 dated 07.08.2023., wherein it has been mentioned that the treated waste water line of the project may be connected with main sewer line of Zirakpur after deposition of the requisite charges submitted.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>190 KLD</td><td>152 KLD</td><td>152 KLD</td><td>63 KLD</td><td>Summer: 14 KLD
Winter: 5 KLD
Monsoon: 1 KLD</td><td>Excess will be disposed to MC sewer.

Summer: 75 KLD

Winter: 84 KLD

Monsoon : 88 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
</table>

<table>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1 X 500, 1x240, 1x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>562 Kg/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>
<table>
<tr><th>Description</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>1500</td></tr>
<tr><td>Source</td><td>PSPCL</td></tr>
</table>
</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
</table>
</td></tr>
</table>

1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	8.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	50.0	---	4.5
6.	Solid waste Management	10.0	- -	3.0
7.	Green belt development	15.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		**Rs. 94.50 Lakhs**	**Rs. 7.5 Lakhs**	**Rs. 19.50 Lakhs**

Additional Environment activities:

Sr. No.	**Extra activities**	**Cost (Rs. Lacs)**
1.	36000 Jute bags distribution through PPCB/government functions	54
Total		54

The Project Proponent was asked to provide the alternative scheme for the disposal of treated waste water till the connection of project sewer with the MC, Sewer, as pointed out by the Punjab Pollution Control Board in their report submitted vide letter No. 7003 dated 11.09.2023. The Project Proponent agreed to provide the same.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the above said observation from the project proponent.

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Sh. Sandeep Kumar, Manager M/s SBP Shinestar Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.

During meeting, the Committee perused the reply and observed that the Project Proponent has proposed to develop the land area of 1 acre adjoining to the project site for utilization of the excess treated wastewater generated from the project. The Project Proponent has submitted

copy of agreement to sell, which was expired on 31.12.2021. The Committee asked the Project Proponent to submit the valid land ownership document. Accordingly, the Project Proponent submitted valid copy of agreement to sell for the land area measuring 1.102 acres.

The Committee was satisfied with the proposal submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of Residential group housing project namely "City of Dreams 5" at Village Dyalpura, Zirakpur, Punjab subject to the standard conditions:

I. Statutory compliances:

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

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge

is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

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

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	8.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	50.0	---	4.5

6.	Solid waste Management	10.0	- -	3.0
7.	Green belt development	15.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		**Rs. 94.50 Lakhs**	**Rs. 7.5 Lakhs**	**Rs. 19.50 Lakhs**

Additional Environmental Activities:

Sr. No.	**Extra activities**	**Cost (Rs. Lacs)**
1.	36000 Jute bags distribution through PPCB/government functions	54
Total		54

XI. Validity

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

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

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

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

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

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes

(Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 260.08: Application for Environment Clearance under EIA notification dated 14.09.2006 for Area Township Project namely "Joynest Aerocity" at Village Azizpur & Khijjergarh, Tehsil Banur, Distt-SAS nagar, Punjab by M/s BSBP Estates (P) LTD (Proposal No. SIA/PB/INFRA2/438592/2023)

The project proponent has submitted application for obtaining Environment Clearance under EIA notification dated 14.09.2006 for establishment of area township project namely "Joynest Aerocity" at Village Azizpur & Khijjergarh, Banur, SAS nagar, Punjab. The total area of the project is 124759.40 sqm having built up area of 107409.65 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2023.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form-I/IA and other through Parivesh portal. He has also deposited Rs. 2,37,364/- vide UTR No./ Reference ID HDFCR5203071973094991 dated 19.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7090 dated 13.09.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 25.08.2023 and it was observed as under:

1. *The proposed site of the project is located at Village Azizpur & Khijjergarh, Banur, District SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall/fencing is provided.*
2. *The project proponent has not started development works at site.*
3. *There is no sewer available in the vicinity of the proposed project and the land of 4 acres designated by the promoter company for disposal of 548 KLD treated wastewater (As per Karnal Technology) is inadequate. The promoter company is required at least additional 1.5 acres land for disposal of 548 KLD treated wastewater.*
4. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100m from the boundary of the project.*
5. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	*Type of industrial unit*	*Required distance as per siting criteria*
1.	*Cement plant/grinding unit*	*300m*
2.	*Rice Sheller/Saila Plant*	*500m*
3.	*Stone crushing/screening cum washing plant*	*500m*
4.	*Hot Mix Plant*	*300m*
5.	*Brick Kiln*	*300m*
6.	*CBWTF*	*500m*
7.	*Poultry Farm*	*500m*
8.	*Jaggery unit*	*200m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

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

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Mr. Akashdeep Sethi, Senior Manager.
(ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
(iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Township Project namely " Joy nest Aerocity " by M/s BSBP Estates (P) LTD
1.2	Proposal:	SIA/PB/INFRA2/438592/2023
1.3	Location of Project:	Village Azizpur & Khijjergarh, Banur, SAS nagar, Punjab
1.4	Details of Land area & Built up area:	Plot area: 124759.40 Sqm and built-up area will be 107409.65 sq.m

1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	67 cr
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the planning area of Banur, the project falling in the residential zone.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The documents of the ownership of land is submitted
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	A copy of the NOC vide letter No. 1736 dated 21.06.2023 issued by Divisional Forest Officer, wherein it has been that the forest area does not fall in the project land.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A copy of the NOC vide letter No. 1736 dated 21.06.2023 issued by Divisional Forest Officer.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone. An undertaking in this regard submitted.
3.6	Green area Requirement and proposed No. of trees:	Total green area: 9610 sqm Proposed trees to be planted: 1600 nos.
4.	**Population & configuration**	
4.1	Population	10549
4.2	Configuration:	

AREA STATEMENT

S.NO.	DESCRIPTION	AREA		PERCENTAGE
		SQFT	ACRES	%

	TOTAL SITE AREA AS PER LICENSE	1352755.80	31.055	
	AREA LEFT FOR ROAD WIDENING	10603.98	0.24	
	TOTAL SITE AREA	1342151.82	30.81	**100**
1	RESIDENTIAL	501907.17	11.52	37.40
2	COMMERCIAL	43190.28	0.99	3.22
	COMMERCIAL PARKING	36581.21	0.84	2.73
	TOTAL COMMERCIAL AREA	79771.49	1.83	5.94
3	ORGANIZED GREENS			
	ORGANIZED GREEN-1	37103.46	0.85	2.76
	ORGANIZED GREEN-2	50618.66	1.16	3.77
	ORGANIZED GREEN-3	14228.23	0.33	1.06
	TOTAL ORGANIZED GREEN	101950.35	2.34	7.60
4	UTILITIES			
	S.T.P.	10666.64	0.24	0.79
	WATER WORKS (UGSR)	4301.55	0.10	0.32
	MUNICIPAL SOLID WASTE + E-WASTE	4827.04	0.11	0.36
	TOTAL UTILITIES AREA	19795.23	0.45	1.47
6	BALANCE AREA (ROADS, OPEN SPACES, EXTRA GREEN, FUTURE EXPANSION ETC.)	638727.57	14.66	47.59
	TOTAL	**1342151.82**	**30.81**	100.00
	TOTAL SALEABLE AREA (@ 65 % PERMISSIBLE LIMIT)			
1	RESIDENTIAL	501907.17	11.52	37.40
2	COMMERCIAL (EXCLUDING PARKING)	42416.84	0.97	3.16
	TOTAL	**544324.02**	**12.50**	40.56

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

No of plots 522 Booths 16	522 Plots @ 15 residents each per plot 16 Booths @ 2 person each per booth	7830 Persons 32 persons

Commercial DSS (Double Story Shops) 5375 Sqm G/Floor 5375 Sqm 1st floor	5375 Sqm @1 person / 3 sqm 5375 Sqm @1 person / 6 sqm Total	1791 Persons 896 Persons 2687 Persons
Population	7830 @ 135 lit./person /day	1057 KLD
Population	32 person @45 tlr/person	1 KLD
Commercial Population floating Permanent	90% of the total 2418@ 15ltr/person 10 % of the total 269@45 ltr /person	36 KLD 12 KLD
Domestic water required		1106 KLD
Total Flow to STP@ 80%	(Domestic water)	885 KLD
Flushing	7830 @45ltr/Person/day Permanent @ 20 ltr/person Floating @10 ltr/person	 352 KLD 5 KLD 24 KLD

5.3	Utilization/Disposal of excess treated wastewater.	Permission for excess treated water discharged into sewer is not submitted.

5.4 Cumulative Details:

S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	1106 KLD	885 KLD	885 KLD	381 KLD	Summer: 53 KLD Winter: 17 KLD Monsoon: 5 KLD	Excess will be utilized into land for irrigation in an area of 3.74 acres to be developed as per Karnal Technology lying adjoining to the project site Summer: 451 KLD

<table>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Winter: 487 KLD
Monsoon: 499 KLD</td></tr>
<tr><td>5.5</td><td>Rain water harvesting proposal:</td><td colspan="6">5 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="7">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td colspan="6">DG set of 3X 125KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td colspan="6">DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td colspan="6"></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td colspan="6"><table><tr><td>Total (kg/day)</td></tr><tr><td>3675</td></tr></table></td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td colspan="6">Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td colspan="6">Hazardous Waste in the form of used oil from DG set will be generated whichwill be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td colspan="6"></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td colspan="6"><table><tr><td>Description</td><td>Total</td></tr><tr><td>Electrical Power requirement (KW)</td><td>4000</td></tr><tr><td>Source</td><td>PSPCL</td></tr></table></td></tr>
</table>

8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.

8.3 Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	4.0	4.0	--
5.	Sewage Treatment Plant	175.0	---	10.0
6.	Solid waste Management	50.0	- -	10.0
7.	Green belt development	40.0	--	20.0
8.	Rain water harvesting	15.0	--	3.0
9.	Smog gun	6.0	2.0	
Total		**Rs.252.50 Lakhs**	**Rs. 11 Lakhs**	**Rs.43.00 Lakhs**

During meeting, the Committee observed that the Project Proponent has proposed to develop the land area of 3.74 acres adjoining to the project site as per Karnal Technology for utilization of the excess treated wastewater generated from the project. The said land area lies in the ownership of the Project Proponent. The Project Proponent during the meeting submitted land ownership documents of the land measuring 3.74 acres. The Committee noted the same.

The Committee was satisfied with the proposal submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of Residential group

housing project namely “City of Dreams 5” at Village Dyalpura, Zirakpur, Punjab subject to the standard conditions:

I. Statutory compliances:

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

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction

phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

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

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered

with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should

be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	4.0	4.0	--
5.	Sewage Treatment Plant	175.0	---	10.0
6.	Solid waste Management	50.0	- -	10.0
7.	Green belt development	40.0	--	20.0
8.	Rain water harvesting	15.0	--	3.0
9.	Smog gun	6.0	2.0	

Total	**Rs.252.50 Lakhs**	**Rs. 11 Lakhs**	**Rs.43.00 Lakhs**

XI. Validity

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

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

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

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities,

commencing the land development work and start of production operation by the project.

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

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to

Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

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

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 260.09: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Umbera Orchard Apartment" located at Village Issewal, Tehsli Mullanpur Dakha, District Ludhiana, Punjab by M/s Umbera Group (Proposal No. SIA/PB/INFRA/432318/2023).

The Project Proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Umbera Orchard Apartment" at Village Issewal, Tehsil Mullanpur Dakha, District Ludhiana. The total area of the project is 13570.72 sqm having built up area of 79119.67 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is Rs. 122 Cr.

The Project Proponent has submitted online form, checklist & other documents through Parivesh Portal. He has also deposited Rs. 1,58,240/- vide UTR No. SBIN22314678849 dated 26.05.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 5702 dated 21.09.2023 furnished the latest construction status report is as under:

It is intimated that the site of the project was visited by the officer of the Board on 10.08.2023 and point wise report is as under:

1. No construction activity has been started at site yet.
2. There is no MAH and Air Polluting industry, river, drain and eco-sensitive structures within the radius of 500m from the boundary of the project. However, there is a water body namely Sidhwan branch of Sirhind canal exists at a distance of approximately 30m from the boundary wall of the site.
3. The proposed site of the colony is suitable for establishment of such type of projects as per criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification No. 3/6/07/STE (4)/2274 dated 25.07.2008, amended on 30.10.2009.
4. Further, the site falls within the limits of approved Master Plan of Ludhiana (2007-31). As approved Master Plan of Ludhiana, the entire revenue estate of Village issewal falls under "Residential Zone (RD 3)". Thus, the site of proposed project falls under Residential zone as per approved Master Plan of Ludhiana (2007-31).

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(iv) Sh. Harjot Singh, Manager, M/s Umbera Group
(v) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.

(vi) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Umbera Orchard Apartment" by M/s Umbera Group.
1.2	Proposal:	SIA/PB/INFRA2/432318/2023
1.3	Location of Project:	Village Issewal Ludhiana, Tehsil Ludhiana, Distt. Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 13570.72sq.m. Built up area: 79119.67 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 122 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Master Plan of Ludhiana submitted, however, location of the project not earmarked.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	No, supporting document 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, undertaking in the prescribed format not submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land	No, undertaking in the prescribed format not submitted.

<table>
<tr><td></td><td>Preservation Act (PLPA), 1900.</td><td></td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>No, undertaking in the prescribed format not submitted.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No, the project does not fall within any eco-sensitive zone.</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 4071 sq.m.
Proposed trees to be planted: 200 nos.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Proposal & Configuration
<u>Area Statement</u>

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Area (in sq.m.)</th></tr>
<tr><td>1.</td><td>Total Plot Area</td><td>13570.72 sq.m</td></tr>
<tr><td>2</td><td>Built up area</td><td>79119.67 sq.m.</td></tr>
</table></td></tr>
<tr><td>4.2</td><td>Population details</td><td>600 persons
<table>
<tr><td>1</td><td>Flats 120 Flats</td><td>120 flats@ 5 residents each per flat</td><td>600 Persons</td></tr>
<tr><td></td><td colspan="3">Total Estimated Population = 600 Persons</td></tr>
</table></td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td>54 KLD
<table>
<tr><th>Sl. No.</th><th>Details</th><th>Population</th><th>Criteria</th></tr>
<tr><td>1.</td><td>Flats Population</td><td>600 @ 135 lit./day</td><td>81 M3/day</td></tr>
<tr><td>2.</td><td>Domestic water required</td><td></td><td>81 M3/day</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>3.</td><td>Total Flow to STP@ 80%</td><td>(Domestic water)</td><td>65 M3/day</td></tr>
<tr><td>4.</td><td>Reuse of treated waste water</td><td>Flushing @ 45 ltr/person
Green area 4071 @5.5 ltr/sqm</td><td>27 M3/day
22 M3/day</td></tr>
</table>
</td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore well</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>No. Permission from PWRDA is not required as water demand will be met for exclusively for Drinking & Domestic purpose.</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>65 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>65 KLD of wastewater will be generated from the project which will be treated in proposed STP of 100 KLD capacity based on SBR Technology followed by UF.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>27 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 22 KLD
Winter: 6 KLD
Monsoon:2 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>36 KLD Excess treated water will be disposed on to land for irrigation.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>On to land for irrigation</th></tr>
</table>
</td></tr>
</table>

	1.	81 KLD	65 KLD	65 KLD	27 KLD	Summer: 22 KLD Winter: 6 KLD Monsoon:2 KLD	Summer: 16 KLD Winter:32 KLD Monsoon:3 6 KLD
5.10	Rain water harvesting proposal:	4 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.					
6	**Air**						
6.1	Details of Air Polluting machinery:	2x240, 1x 500 KVA capacity will be installed for essential services such as STP, borewell, etc.					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	**Waste Management**						
7.1	Total quantity of solid waste generation	240 kg/day					
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Biodegradable waste will be composted by use of 1 Composter of 150 kg each. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.					
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Trans boundary Movement) Rules, 2016 and its amendments.					
8	**Energy Saving & EMP**						
8.1	Power Consumption:	Total power demand for the proposed project will be 800 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 and solar street lights					

<table>
<tr>
<td>8.3</td>
<td>Details of activities under Environment Management Plan.</td>
<td>Details of activities under Environment Management Plan is mentioned below:
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td><td></td></tr>
<tr><td>2.</td><td>Toilets for sanitation system</td><td>2.0</td><td>1.0</td><td></td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>3.0</td><td>2.0</td><td></td></tr>
<tr><td>4.</td><td>Sprinklers for suppression of dust</td><td>2.0</td><td>1.5</td><td></td></tr>
<tr><td>5.</td><td>Sewage Treatment Plant</td><td>50.0</td><td></td><td>6.0</td></tr>
<tr><td>6.</td><td>Solid Waste segregation & disposal</td><td>8.0</td><td></td><td>3.0</td></tr>
<tr><td>7.</td><td>RWHP</td><td>20.0</td><td></td><td>10.0</td></tr>
<tr><td>8.</td><td>Green area development</td><td>3.0</td><td></td><td>1.0</td></tr>
<tr><td colspan="2">Total</td><td>88.50</td><td>5.5</td><td>17.0</td></tr>
<tr><td colspan="2">Monitoring Plan</td><td></td><td>5.90</td><td>6.90</td></tr>
</table>
Further, Rs. 122.50 Lakhs i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.</td>
</tr>
</table>

The Committee observed that the Project Proponent has proposed to utilize its excess treated wastewater in the land area of 6 Kanal proposed to be developed as per Karnal Technology just near to the boundary of the project.

The Committee perused the decision of the 13th Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

In view of above, the Committee asked the Project Proponent to submit the alternative scheme for utilization of the excess treated wastewater. The Project Proponent agreed to the same.

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

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

2. The Project Proponent shall submit the land ownership documents of the land area measuring 13570.72 sqm.

3. The Project Proponent shall submit the undertaking with regard to non-involvement of the land area under Forest area, PLPA & Wildlife in the prescribed format.

4. The Project Proponent shall provide the details of Additional Environmental Activities.

Item No. 260.10: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of steel manufacturing unit located at Village Talwara, GT Road, Sirhind side, Mandi Gobindgarh, Tehsil Amloh, District Fatehgarh Sahib, Punjab by M/s Impression Securities Private Limited unit Bharat Ispat Udyog (Proposal No. SIA/PB/IND1/441451/2023).

The industry is an existing unit and was granted Consent to Operate under the provisions of the Air Act, 1981 and Water Act, 1974 for manufacturing of TMT Bars, Angle & Channel @ 400 MTD (1,40,000 TPA), which are valid up to 31.03.2026.

The industry was granted Terms of Reference vide letter No. SEIAA/MS/2022/276 dated 15.07.2022 for carrying out EIA study for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the manufacturing of TMT Bars, Angle & Channel @ 1,40,000 TPA.

The industry has submitted final EIA report after incorporating the Compliance of Terms of Reference for obtaining Environmental Clearance. The industry has proposed to install a new induction furnace of capacity 30 TPH and a concast machine in the already existing rolling mill for the manufacturing of steel billets/ingots @ 1,57,500 TPA and angles, channels, TMT Bars & H.R. Strips @ 1,40,000 TPA. The industry 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 60.52 Crore. In this regard, the industry has deposited Rs. 1,51,300/- vide NEFT No. N137221961930604 dated 14.05.2022 and Rs. 4,53,900/- vide UTR No. HDFCR52023082181267161 dated 21.08.2023. The adequacy of the fee deposited has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 16333-38 dated 14.07.2023 furnished the comments on the suitability of site, construction status and pollution control status as under:

"Suitability of Site: *The existing site of the industry falls in the industrial zone as per Master Plan of Mandi Gobindgarh. The industry has not proposed any additional land. Therefore, the site of the industry is suitable for the proposed project.*

Air Pollution: *The industry has proposed to expand its unit by installing an induction furnace of 30 TPH capacity & concast machine in addition to the existing manufacturing capacity of TMT Bars, HR Strips, angles, Channels @ 1,40,000 TPA with the existing rolling mill. It has proposed to install separate side suction hood, spark arrestor, Bag house and ID fan as separate APCD as per the design of PSCST, Chandigarh.*

Water Pollution: *There will be no generation of trade effluent. It has proposed domestic effluent generation @ 8.0 KLD, which will be treated in STP of 18 KLD capacity and further treated water will be used in plantation/green area.*

The proposed pollution control arrangements submitted by the industry for Air and Water pollution are adequate in principle.

Hazardous Waste: *The industry has proposed generation of hazardous waste of category 35.1 @ 0.75 TPD and 5.1 @ 0.01 KL/year, which will be disposed off to authorized utilizer and recycler respectively as per hazardous & other wastes (Management & Transboundary Movement) Rules, 2016.*

The industry has not started any construction activity w.r.t proposed project."

Deliberations during 259th meeting of SEAC held on 14.09.2023.

The meeting was attended by the following:

(i) Sh. Pankaj Goyal, Director M/s Impression Securities Pvt Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mrs. Ranjna Sharma, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	M/s Impression Securities Private Limited Unit Bharat Ispat Udyog Pankaj Goyal Director
1.2	Proposal:	
1.3	Location of Industry:	Village- Talwara, G.T. Road, Sirhind Side, Talwara Road, Mandi Gobindgarh, Tehsil Amloh, District Fatehgarh Sahib, Punjab
1.4	Details of Land area & Built up area:	6.4 Acre
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	Rs.60.52 Crores
1.7	Compliance of Public Hearing Proceedings	**Compliance** ➢ The EIA report contains proceedings of the public hearing that was conducted on project site on 22nd May, 2023 for the proposed expansion in the existing premises by M/s Impression Securities Private Limited Unit Bharat Ispat Udyog at Village- Talwara, G.T. Road,

		Sirhind Side, Talwara Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. ➢ Public Hearing Notice Published on 22.04.2023 in prominent newspaper namely 'Hindustan Times' and 'Rozana Spokesman (Punjab daily)'. Following issues were raised during public hearing: 1. Greenbelt 2. Air and Water Pollution 3. Employment Detailed Action Plan along with timeline and Budget allocation is given as **Annexure I**.
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 unit and was granted Consent to operate under the Water Act, 1974 & Air Act, 1981 which are valid up to 31.03.2026.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land ownership documents for the existing land area 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 in the project. An undertaking in the prescribed format 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. An undertaking in the prescribed format submitted.
3.3	Whether industry required clearance under the provisions	No wildlife sanctuary is involved in the vicinity or study area of the project site. An undertaking in the prescribed format submitted.

	of Wildlife Protection Act 1972 or not:	
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:	The green belt requirement is 8547 sqm i.e. 33% of total area. With the proposed expansion, there is shortfall in green belt, to make up that shortfall; additional land of has been acquired at a distance of 348m from project site. Within the premises, 15% area will be developed as green belt and remaining 18% Greenbelt will be developed on additional land. In total 3925 plants shall be planted.

4. Raw material, Products and Machinery details are as under:

S. No.	PARTICULARS	EXISTING	PROPOSED	TOTAL
A	**EXISTING & PROPOSED CAPACITY OF FURNACES & ROLLING MILLS**			
1	Induction Furnace	Nil	1X30 TPH	1X30 TPH
2	Rolling Mill (Hot rolling)	2X15 Ton/hr	Nil	2X15 Ton/hr
3	Concast	Nil	01 No.	01 No.
B	**PRODUCTS**			
1	Steel Ingot/Billets (TPA)	Nil	1,57,500	1,57,500
2	TMT Bars, H.R. Strips, Angles, Channels (TPA)	1,40,000	Nil	1,40,000
C	**RAW MATERIAL**			
1	**INDUCTION FURNACE**			
	MS Scrap, Ferro alloys (TPA)	Nil	1,73,250	1,73,250
D	**GENERALS**			
1	Project Cost (Crores)	Rs 20.62	Rs 39.40	Rs 60.52

	2	Land (Acres)	6.4	NIL	6.4
	3	Power (KW)	2425	13000	15425
	4	D G set	125 kVA	600 kVA	125 kVA, 600 kVA
	4	Manpower (Nos.)	90	250	340
	5	Working days	24 hrs 350 working days in year		
4.1					
4.2	Population details	Existing Manpower – 90 Additional - 250 Total- 340			
5	**Water**				
5.1	Total water requirement:	98.0 KLD			
5.2	Source:	Tube well			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Permission to PWRDA is already been filed and is under process.			
5.4	Total water requirement for domestic purpose:	14.0 KLD			
5.4.1	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 11.2 KLD			
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	No waste water is generated from the industrial operations. However, 11.2 KLD domestic waste water will be treated in STP of capacity 20 KLD and used in landscaping and plantation.			
5.5	Total water requirement	Total Water requirement- 98 KLD by including the cooling water makeup @ 84 KLD.			
5.5.1	Total effluent generation:	There are no generations of effluents from process.			

<table>
<tr><td>5.5.2</td><td>Treatment methodology for industrial wastewater:
(ETP capacity, technology & components)</td><td>NA</td></tr>
<tr><td>5.6</td><td>Details of utilization of treated wastewater into green area in summer, winter and rainy season</td><td>The wastewater generated from domestic will be treated through STP and will be used for plantation within premises.</td></tr>
<tr><td>5.7</td><td colspan="2">Cumulative Details: Water Consumption for Summer (KLD)
<table>
<tr><th>DESCRIPTION</th><th>EXISTING REQUIREMENT</th><th>PROPOSED REQUIREMENT</th><th>TOTAL REQUIREMENT</th></tr>
<tr><td>Domestic</td><td>4.0 KLD</td><td>10.0 KLD</td><td>14.0 KLD</td></tr>
<tr><td>Cooling (makeup water)</td><td>20.0 KLD</td><td>64.0 KLD</td><td>84.0 KLD</td></tr>
<tr><td>Total</td><td>24.0 KLD</td><td>74.0 KLD</td><td>98.0 KLD</td></tr>
</table>
Water Consumption for Winter & Rainy (KLD)
<table>
<tr><th>DESCRIPTION</th><th>EXISTING REQUIREMENT</th><th>PROPOSED REQUIREMENT</th><th>TOTAL REQUIREMENT</th></tr>
<tr><td>Domestic</td><td>4.0 KLD</td><td>10.0 KLD</td><td>14.0 KLD</td></tr>
<tr><td>Cooling (makeup water)</td><td>10.0 KLD</td><td>26.0 KLD</td><td>36.0 KLD</td></tr>
<tr><td>Total</td><td>14.0 KLD</td><td>36.0 KLD</td><td>50 KLD</td></tr>
</table></td></tr>
<tr><td>5.8</td><td>Rain water harvesting proposal:</td><td>Outside: The industrial unit has adopted one village pond for rain water harvesting. The total recharge potential will be 69,300 m3/year. NOC obtained from Sarpanch is submitted. Further, all the waste water of nearby village which will be directed towards the village pond will be first treated in trenches through CSIR-NEERI’s Phytorid waste water treatment technology and overflow water will be discharged into the pond.

Inside: - 2 tank of 14 KLD is proposed for inside rain water harvesting using roof top of the project site.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
</table>

6.1 Details of Air Polluting Machinery and APCDs installed are as under:

S.No.	Source	Existing	APCD
1.	Rolling Mill	2x15 TPD	Not required, as fuel used to be is PNG
2.	DG Set	1X125KVA	Stack with adequate height
AFTER EXPANSION			
S.No.	**Source**	**After Expansion**	**APCD**
1.	Induction Furnace	1x30 TPH (IF)	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.
2.	Rolling Mill	2x15 TPH	Not required, as fuel used to be used is PNG
3.	Concast	1	Stack with adequate height

7 Waste Management

7.1 Total quantity of solid waste generation

Solid/ Hazardous Waste				
S.No.	**Waste Category**	**Existing**	**After Expansion**	**Disposal**
1.	35.1 Flue gas cleaning residue	Nil	0.75 TPD	The dust generated from APCD is being/will be Send to RP Multimetals Private Limited
2.	Used Oil	0.01 kl/annum	0.01 kl/annum	Will be used as lubricant within the industry
3.	Slag	Nil	19.8 TPD	Recovery of Iron –3.2 TPD 16.6 TPD of slag after recovery of iron will be Sent to M/S Ashutosh Builders & Tiles pavers manufacturing units for reuse.

<table>
<tr><td>7.2</td><td>Details of management and disposal of solid waste (Mechanical Composter/Compost pits)</td><td colspan="5">Disposal of Solid waste will be as per MSW rules, 2016</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td colspan="5"><table>
<tr><th colspan="5">Solid/ Hazardous Waste</th></tr>
<tr><th>S.No.</th><th>Waste Category</th><th>Existing</th><th>After Expansion</th><th>Disposal</th></tr>
<tr><td>1.</td><td>35.1 Flue gas cleaning residue</td><td>Nil</td><td>0.75 TPD</td><td>The dust generated from APCD is being/will be Send to RP Multimetals Private Limited</td></tr>
<tr><td>2.</td><td>Used Oil</td><td>0.01 kl/annum</td><td>0.01 kl/annum</td><td>Will be used as lubricant within the industry</td></tr>
<tr><td>3.</td><td>Slag</td><td>Nil</td><td>19.8 TPD</td><td>Recovery of Iron –3.2 TPD 16.6 TPD of slag after recovery of iron will be Sent to M/S Ashutosh Builders & Tiles pavers manufacturing units for reuse.</td></tr>
</table></td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td colspan="5"></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td colspan="5"><table>
<tr><th>Description</th><th>Existing Requirement</th><th>Additional</th><th>After Expansion</th></tr>
<tr><td>Power Requirement (KW)</td><td>2425</td><td>13000</td><td>15425 KW</td></tr>
<tr><td>Source</td><td colspan="3">Punjab State Power Corporation Limited, Punjab</td></tr>
</table></td></tr>
</table>

<table>
<tr><td>8.2</td><td>Energy saving measures:</td><td>i) LED shall be used in place of inter lighting.
ii) Street lighting shall be done completely with solar energy, likely saving of energy will be as follows:</td></tr>
<tr><td>9.</td><td>CER Activities</td><td>CER activities- Based on Public hearing issues the following CER activity will be carried out
In lieu of Corporate Environmental Responsibility, the OM dated 30th Sept., 2020 issued by MOEF&CC superseding OM dated 1st May, 2018, Provision of 5 lakhs has been made for development of village Talwara under CER activity.</td></tr>
<tr><td>10.</td><td>EMP BUDGET</td><td>Submitted.</td></tr>
<tr><td></td><td colspan="2">Additional Environmental Activities:
<table>
<tr><th>Sr. No.</th><th>Activities</th><th>Budget Allocation (In Rs)</th><th>Timeline</th></tr>
<tr><td>1</td><td>Jute Bags distribution (4000bags) with help of PPCB, R.O. Mandigobindgarh.</td><td>Rs10.0 Lakhs</td><td>End of December 2023</td></tr>
<tr><td>2</td><td>Deposit in account of Green Punjab Campaigning</td><td>Rs 20.0 Lakhs</td><td>August 2024</td></tr>
<tr><td>3</td><td>Rejuvenation of Adopted Pond of Village Bulepur Mandigobindgarh</td><td>Rs 30.0 Lakhs</td><td>Monsoon seasons May – June 2025</td></tr>
<tr><td colspan="2">Total</td><td>Rs 60.0 Lakhs</td><td></td></tr>
</table></td></tr>
</table>

Annexure-I

Action Plan for The Issues Rose During Public Hearing

Sr. No.	Name & Address of the Person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the Project Proponent	Action Plan	Time Line
1.	Sh. Balwinder Singh, Village Dadheri Mandi Gobindgarh	a) Due to air pollution in their village Dadheri, people are facing a lot of difficulties. There is no control of air pollution by the industry	The Environment Consultant of the industry has informed that the industry is PNG based rolling mill, which is not creating any type of air pollution, Also the industry has proposed to install electric induction furnace and there will be no usage of fossil fuel.	An online Ambient monitoring system shall be installed to monitor the air pollution generated by the industry.	Ambient air quality monitoring shall be done with the construction phase by arrangement with NABL approved lab. Regular real time continues air quality monitoring station will be installed well before the start of commercial production.
2.	Mr Ratan Lal, Village Talwara, Mandi Gobindgarh, Distt. Fatehgarh Sahib.	The industry is causing air pollution. Further are the potholes in the road passing in front of industries and illegal parking of trucks is there in the area, due to which people face problems while going to village.	The Environment Consultant of the industry has told that the industry is PNG based rolling mill, which is not creating any type of air pollution, Also the industry has proposed to install electric induction furnace and there will be no usage of fossil fuel. He assured that there will be no illegal parking of	An online Ambient monitoring system shall be installed to monitor the air pollution generated by the industry and bag filters will be used as APCD along with electric induction furnace. Vehicles shall be park within the premises. There is sufficient space	Bag filters shall be installed and will be in operated along with induction furnace before the start of commercial production. The traffic management plan will be in place. No vehicle will be parked outside. A

			trucks on public road.	approx. 7416 sqm open and transportation area is available for parking.	specific service lane will be constructed along the boundary wall for transport vehicles. Traffic management with the industry will be looked after by trained security guard.
3.	Mr Kulwant Singh, Village Talwara, Mandi Gobindgarh, District Fatehgarh Sahib	He said that interlocking tiles have started to be laid on the road adjacent to the factory which has not yet been completely laid. He said that there is no other way to go to the village. Trucks are always standing on the road. During the rainy season, the water gets stagnant on the road. The waste water of the factory is thrown on the road. The road is not repaired by the industry, which create Dust pollution.	The Environment Consultant of the industry has said that the repairing work of the road is looked after by the Municipal Council, Mandi Govindgarh. Further, he assured that their industry will not park any vehicle on public road as there is ample space inside the industrial premises for parking of vehicles.	Vehicles shall be park within the premises. There is sufficient space approx. 7416 sqm open and transportation area is available for parking.	Being and will be complied all through the life cycle of plant.
4.	Mr. Karamjit Singh, village Talwara, Mandi Govindgarh, District	He said that air pollution is caused by this industry including the adjacent factories, on which no action	The Environment Consultant of the industry has said that the revenue matter is not related to the Punjab pollution	An online Ambient monitoring system shall be installed to monitor the air pollution	Already Addressed above

	Fatehgarh Sahib	has been taken**. A court case is already going on for the industrial land and a stay has been imposed on the land.** He alleged that public hearing cannot be conducting during stay of court.	control board. An online Ambient monitoring system will be installed to monitor the air pollution generated by the industry. Further, Environmental Engineer, Punjab Pollution Control Board, Fatehgarh Sahib said that Board is already taking strict action against violating unit by conducting surprise inspections during odd hours.	generated by the industry.	
5	Mr. Ratan Vohra, Mandi Gobindgarh	He said that if there is any accident in the industry, what measures will be adopted by the industry to stop it.	The Environment Consultant of the industry said that the all the probable reasons for accidents in the industry will be taken care of. The induction furnace will be installed in the corner. Apart from this, only qualified and trained employees will be employed and special attention will be paid to the maintenance work.	Environment Management Cell shall be created to handle emergency occurred due to natural or man–made accidents. Evacuation plan will be prepared. Fire tenders, ambulance and mobile hospital facilities will be provided to the victims at the shortest time. One Health Centre equipped with modern technology will be identified which has tied up with	A well-established OHAS is in place which will further be strengthen. Proper education on safe work protection is being/will be imparted to operational staff and construction workers. Proper records of accidents reported and safety measures is/will be in place.

				Government district hospital to get services of the various areas.	
6	Mr. Om Prakash, Mandi Gobindgarh	He said that whether employment will be given to people of adjacent area by the industry and what will be done for their safety.	The Industries' Environment consultant said that along with the old workers, 250 more educated and qualified workers will be hired and priority will be given to the local people for employment.	Provision of additional 250 educated and qualified workers is there for proposed expansion and priority shall be given to the local people for employment.	Contractual employment will start with construction phase and regular staff will be employed at list one month before commencement of plant. Based on education and skill locals will be employed.
7	Mr Kulwant Singh, Village Talwara, Mandi Gobindgarh, District Fatehgarh Sahib	He said that industry provide employment to people outside Punjab and no employment is given to the people of village Talwara. False promises are made by the factory owners to the people of village and no compensation is given during the accident and they are cheated. He Said that air pollution is caused by factories and many jobs are not provided.	The Director of the industry told that priority will be given to the local villagers for the employment. The Environmental Engineer, Punjab Pollution Control Board also instructed the industry owner to give priority to the nearby villages for the employment. She said that revenue matter of the industry is not related to the Punjab Pollution Control Board, but still, the case will be sent to the Head office, Patiala for reviewing the	Agree, Provision of additional 250 educated and qualified workers are there for proposed expansion and priority shall be given to the local people for employment. An online Ambient monitoring system shall be installed to monitor the air pollution generated by the industry.	Already addressed

			matter. After this the Director of the industry assured the people present in public hearing that efficient type of APCD will be installed to prevent pollution. Along with the old workers, 250 more workers will be employed.		
8	Sh. Palwinder Singh, Village Talwara, Mandi Govindgarh	There is a stay on the industry due to which it cannot make any expansion and the plantation has not been done in 2 acres of land by the industry. Along with this, no fund has been given by the industry for the development of Talwara village so far. Pollution is spread at night, so the pollution board should conduct emergency checks at night. He said that if the factory continues to increase, the people of the village will stage a dharna and shut it down. Along with this, he said	Sub Divisional Magistrate, Bassi Pathana requested the Environmental Engineer, Punjab Pollution Control Board to take action on land case. Environmental Engineer, Punjab Pollution Control Board said that this is a matter related to revenue Department, but still the request of villagers will be sent to Head Office, Patiala to review the matter. After this, Environmental Engineer, Punjab Pollution Control Board said that earlier the rolling	The green belt requirement is 8521 sqm i.e. 33% of total area. With the proposed	Greenbelt development will start within 3 months of grant of

		that air and water pollution is caused by the industries. Neither plantation is done nor employment is given to the people of Talwara village.	mills were not covered under EIA Notification, 2006. There was no condition of plantation in existing project. But now the industry will have to develop 33% plantation area before commissioning of proposed project. After this, the Director of the industry told the people that 2-5 lakh funds will be given by the industry for the development of village Talwara. He said that people of village should support the growth of the industry. If, the conditions of Environmental clearance are not fulfilled by them, the Environmental Clearance will be cancelled. He assured the people of the village that they will provide the funds for the	expansion, there is shortfall in Green belt, to make up that shortfall; additional land has been acquired at a distance of 348m from project site. Within the premises, 15% area (5295.42 sqm) will be developed as Green belt and remaining greenbelt will be developed at additional land. Provision of 5 lakhs has been made for development of village Talwara under CER activity.	EC and completed within 2 years. The funds of 5 lakhs committed by project proponent for development of village Talwara will be part of EMP.

			development of the village in the future and will give employment to the people of the village with the growth of industry. Along with this, they will settle the land dispute soon.		

The Committee perused the issues raised during public hearing such as people facing problems due to illegal parking of trucks in the area, court case on the industrial land etc. The Committee further perused the traffic study carried out by the Environmental Consultant wherein it has been mentioned that 22 trucks will be engaged for carrying raw material @ 1,73,250 TPA (495 TPD) and products @ 1,57,500 TPA (450 TPD). However, for carrying the said quantity of raw material and products, the total 37 trucks are required by considering the capacity @ 25 Ton/truck. The Committee asked the project proponent to provide a dedicated space for the parking of trucks/vehicles and submit the revised scheme in view of the issues raised during public hearing.

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

1. The monitor lizard has been mentioned in the EIA report. The industry shall specify that which specie of monitor lizard has been found in the study area, if it falls in the schedule-1 of the Wildlife Protection Act, 1972, the industry shall submit the site-specific conservation plan & Wildlife Management Plan duly approved by the Chief Wildlife Warden, Punjab for implementation in consultation with the State Forest Department.
2. The industry shall submit the proper scheme of traffic circulation system with a view to ensure adequate parking within the industry, conflict free movement viz a viz estimation of adequate total No. of trucks.
3. The industry shall submit the details of the court case along with its latest status, as one of the issues raised during public hearing.
4. The industry shall submit a plan showing different areas under usage such as industrial shed area, area for storage, area for parking, area of collection of industrial waste and area proposed for tree plantation etc.
5. The industry shall submit the land ownership documents of the land area wherein 18% green area has been proposed to be developed to satisfy the criteria of development of 33% green area.
6. The industry shall submit the drawing by earmarking the proper scheme of green area and No. of trees.

7. The Committee perused the comments of the public hearing, wherein it has been mentioned that during the rainy season, the water gets stagnant on the road and the waste water of the factory is thrown on the road outside the industry. The industry shall submit the proper scheme of management & disposal of storm water.
8. The industry shall provide the details of the energy saving measures required to be adopted as per the statutory provisions.
9. The industry shall submit the revised EMP by revising the capital cost of the STP in the EMP.

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Sh. Pankaj Goyal, Director M/s Impression Securities Pvt Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mrs. Ranjna Sharma, Environmental Consultant M/s CPTL.

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

Sr. No.	EDS	Reply
1.	The monitor lizard has been mentioned in the EIA report. The industry shall specify that which specie of monitor lizard has been found in the study area, if it falls in the schedule-1 of the Wildlife Protection Act, 1972, the industry shall submit the site-specific conservation plan & Wildlife Management Plan duly approved by the Chief Wildlife Warden, Punjab for implementation in consultation with the State Forest Department.	In Schedule-I of the Wildlife Protection Act,1972, only following three types of Monitor Lizards are covered: • ***Desert Monitor Lizard (Varanus Griseus)*** • ***Bengal Monitor Lizard (Varanus bengalensis)*** • ***Yellow monitor (Varanus Flavescens)*** None of the species of Monitor Lizard has been mentioned in the working plan of District Fatehgarh Sahib Forest Division, which is approved by MOEF&CC Govt. of India. It is inadvertently mentioned in EIA report. However, during study, none of the Monitor Lizards covered under Schedule-I of the Wildlife Protection Act,1972 was found present in the core as well as buffer zone of the project.
2.	The industry shall submit the proper scheme of traffic circulation system with a view to ensure adequate parking within	Parking area with in premises: **1133.40m^2** Additional parking area outside premises: **1050m^2** Total Area: **2183.40m^2**

	the industry, conflict free movement viz a viz estimation of adequate total No. of trucks.	Only 24 Vehicles will be engaged for the transportation of Raw material as well as the product in a day. At a time, there will not be movement of more than 5 to 6 vehicles in the premises of the project. Therefore, the area earmarked for parking within the project site measuring 1133.40 sqm will be sufficient for movement and parking of these vehicles. In the stretch of land where the green belt is to be developed outside the project area, in addition to green belt 1050 sqm land area will be used for parking of vehicles. Therefore, the unit will be having adequate area for traffic circulation and parking purposes. Traffic Circulation Plan showing the parking area, traffic movement area, entry and exit is submitted.
3.	The industry shall submit the details of the court case along with its latest status, as one of the issues raised during public hearing.	Earlier, Gram Panchayat Village Talwara, Distt. Fatehgarh Sahib, had filed a CWP no. 17,3867 & 438 of 1986 and CWP no. 226 & 658 of 1986 in the Hon'ble Punjab and Haryana High Court, With regard to ownership of Gram Panchayat of the land measuring 1202 Kanal 9 Marla. The main CWP no. 17 of 1986 and other writ petitions were dismissed by the Hon'ble Court on 2-9-1996. Now the Gram Panchayat has filed a case in the Hon'ble Court of Additional Deputy Commissioner, Fatehgarh Sahib with the plea to declare Gram Panchayat owner of land measuring 1202 Kanal 9 Marla and necessary correction in this regard shall be made in the revenue record. The present court case regarding ownership of Gram Panchayat has no relevancy with the application filed by the Industry for obtaining EC under EIA notification as the same has already been dismissed by the Hon'ble Punjab and Haryana High Court. Copy of court case is submitted.

4.	The industry shall submit a plan showing different areas under usage such as industrial shed area, area for storage, area for parking, area of collection of industrial waste and area proposed for tree plantation etc.	Plan showing the intended land use within the project site with regard to industrial shed, raw material storage area, finished product storage area, parking area, waste collection area and proposed plantation is submitted**.** The detail in this regard is given as under: • **Total project area =25823.78m^2** • Existing shed area =10945.75m^2 • Proposed shed area =2415.45m^2 • Office Block Area =575.97m^2 • Other covered Area =484.21m^2 • Green Area =3874.00 m^2 • Passage Area =5295.42m^2 • Parking area =1133.40m^2 • Open area =1099.58m^2
5.	The industry shall submit the land ownership documents of the land area wherein 18% green area has been proposed to be developed to satisfy the criteria of development of 33% green area.	The land area, out of which additional land is to be developed as green belt, is in the name **M/s Impression Securities Private Limited Unit Bharat Ispat Udyog**. A copy of the registration deed of this land area is submitted**.**
6.	The industry shall submit the drawing by earmarking the proper scheme of green area and No. of trees.	3874m^2 (15%) of green area will be developed within the project site and 4648m^2 (18%) of green area will be developed outside the industrial premises. This land area comes out to be 33% of the total project area, where **1272 no**. of trees will be planted. Green area Plan is submitted.
7.	The Committee perused the comments of the public hearing, wherein it has been mentioned that during the rainy season, the water gets stagnant on the road and the waste water of the factory is thrown on the road outside the industry. The industry shall submit the proper scheme of management & disposal of storm water.	The industry has already constructed a storage tank of capacity 30KL and another tank of 220Kl capacity shall be constructed for collection of roof top rain water with Rain Water Harvesting system. So, collected rain water will be used as make up in the cooling tower and irrigation of green area.

<table>
<tr><td>8.</td><td>The industry shall provide the details of the energy saving measures required to be adopted as per the statutory provisions.</td><td>The industry shall take the following measures to save about 10-15% of energy:
Energy efficient Induction Furnace based on State-of the-Art Technology will be installed.
Energy efficient latest technology electric motors will be installed.
Energy efficient latest technology Cooling Tower will be installed.
No reheating furnace will be installed as direct hot rolling shall be done after CCM.
Solar Lights will be provided to lit the open area.</td></tr>
<tr><td>9.</td><td>The industry shall submit the revised EMP by revising the capital cost of the STP in the EMP.</td><td>Revised EMP as under:
<table>
<tr><th>S. No.</th><th>Title</th><th>Capital Cost Rs. Lakh</th><th>Recurring Cost Rs. Lakh</th></tr>
<tr><td>1</td><td>Pollution Control during construction stage (Water, Sprinkler etc.)</td><td>5.0</td><td>0.5</td></tr>
<tr><td>2</td><td>Air Pollution Control Measures Bag filters, dust extraction systems, online monitor, etc.</td><td>110.0</td><td>15.0</td></tr>
<tr><td>3</td><td>Water and waste water Management (STP, Sedimentation, Tank, Oil Traps, etc.)</td><td>25.0</td><td>2.0</td></tr>
<tr><td>4</td><td>Rain water harvesting structure</td><td>10.0</td><td>1.0</td></tr>
<tr><td>5</td><td>Solid Waste Management</td><td>5.0</td><td>1.0</td></tr>
<tr><td>6</td><td>Noise Reduction Systems</td><td>5.0</td><td>1.0</td></tr>
<tr><td>7</td><td>Occupational Health, Safety and Risk Management</td><td>10</td><td>5.0</td></tr>
<tr><td>8</td><td>Greenbelt development (Plantation and maintenance)</td><td>12.72</td><td>12.72 for 3 years</td></tr>
<tr><td>9</td><td>Development of village Talwara under CER (Part of Public Hearing)</td><td>5.0</td><td>-</td></tr>
<tr><td></td><td>TOTAL</td><td>187.72 Lakhs</td><td>38.22 lakhs</td></tr>
<tr><td>8</td><td colspan="3">Environmental monitoring Program (Recurring Cost)</td></tr>
<tr><td>a)</td><td>Air Quality Monitoring</td><td></td><td>0.35</td></tr>
</table></td></tr>
</table>

		b)	Noise monitoring		0.1
		c)	Water and waste water monitoring		0.40
		d)	Soil quality monitoring and Solid and hazardous waste quality		0.30
			TOTAL	**187.72 Lakhs**	**39.37 lakhs**

The Committee perused the reply and was satisfied with the reply submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for expansion of steel manufacturing unit located at Village Talwara, GT Road, Sirhind side, Mandi Gobindgarh, Tehsil Amloh, District Fatehgarh Sahib, Punjab, subject to the standard conditions:

I. Statutory compliance

i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area).

iv. The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned Punjab Pollution Control Board.

v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/competent authority concerned, in case of withdrawal of groundwater and also in case of use of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from the competent authority.

vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.

vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.

viii. The project proponent shall comply with the CLU conditions imposed by the competent authority, if any.

II. Air quality monitoring and preservation

i. The project proponent shall install 24x7 continuous emission monitoring system at the inlet as well as at the outlet (stack) of each APCD to monitor the SPM concentration with respect to standards prescribed in Environment (Protection) Rules 1986 vide G.S.R 277 (E) dated 31st March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7th December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

iii. The project proponent shall install a system to carry out Manual Ambient Air Quality monitoring for parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$ in reference to PM emission, and SO_2 and NOx in reference to SO_2 and NO_x emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.

iv. The project proponent shall submit monthly summery report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality/ fugitive emissions to the Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.

v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust-generating points including fugitive dust from all vulnerable sources.

vi. The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.

vii. Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, etc. regularly.

viii. Recycle and reuse of iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration should be ensured.

ix. The project proponent shall use leak-proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.

x. The project proponent shall provide covered sheds for raw materials like scrap and sponge iron, lump ore, coke, coal, etc.

xi. The project proponent shall provide primary and secondary fume extraction system at all melting furnaces.

xii. Design and implementation of the ventilation system for adequate air changes as per the ACGIH document for all tunnels, motor houses, Oil Cellars should be ensured.

III. Water quality monitoring and preservation

i. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post-monsoon) at sufficient numbers of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.

ii. Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.

iii. The project proponent shall practice rainwater harvesting to the maximum possible extent. As an additional safety measure, the stream carrying waste water of the village shall be diverted in one corner of Phytorid plants trench (designed based on the technology developed by CSIR-NEERI's) divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.

iv. The project proponent shall make efforts to minimize water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

IV. Noise monitoring and prevention

i. Noise level survey shall be carried as per the prescribed guidelines and the report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.

ii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

V. Energy Conservation measures

i. The project proponent shall practice hot charging of slabs and billets/blooms as far as possible.

ii. The project proponent shall provide solar power generation on rooftops of buildings, solar light system for all common areas, street lights, parking around project area and maintain the same regularly.

iii. The project proponent shall provide the for LED lights in their offices and residential areas.

iv. The Project Proponent shall practice hot charging of slabs and billets/blooms as far as possible.

VI. Waste management

i. Used refractories shall be recycled as far as possible.

ii. 100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.

iii. The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.

iv. Kitchen waste shall be composted or converted to biogas for further use.

VII. Green Belt

i. Green belt shall be developed in an area of 8522 sqm (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. All tall saplings (minimum 6 feet height) of indigenous species will be planted.

VIII. Public hearing and Human health issues

i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

ii. The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

iii. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.

v. The project proponent shall carry out the activities and spent an amount as commuted during the public hearing as per the public hearing action plan.

IX. Environment Management Plan

i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions to all / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.

iii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. An action plan for implementing following activities under EMP, Additional Environmental Activities and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
1	Pollution Control during construction stage (Water, Sprinkler etc.)	5.0	0.5
2	Air Pollution Control Measures Bag filters, dust extraction systems, online monitor, etc.	110.0	15.0
3	Water and waste water Management (STP, Sedimentation, Tank, Oil Traps, etc.)	25.0	2.0
4	Rain water harvesting structure	10.0	1.0
5	Solid Waste Management	5.0	1.0
6	Noise Reduction Systems	5.0	1.0
7	Occupational Health, Safety and Risk Management	10	5.0
8	Greenbelt development (Plantation and maintenance)	12.72	12.72 for 3 years

9	Development of village Talwara under CER (Part of Public Hearing)	5.0	-
	TOTAL	**187.72 Lakhs**	**38.22 lakhs**
8	**Environmental monitoring Program**	**(Recurring Cost)**	
a)	Air Quality Monitoring		0.35
b)	Noise monitoring		0.1
c)	Water and waste water monitoring		0.40
d)	Soil quality monitoring and Solid and hazardous waste quality		0.30
	TOTAL	**187.72 Lakhs**	**39.37 lakhs**

Additional Environmental Activities:

Sr. No.	**Activities**	**Budget Allocation (In Rs)**	**Timeline**
1	Jute Bags distribution (4000bags) with help of PPCB, R.O. Mandigobindgarh.	Rs10.0 Lakhs	End of December 2023
2	Deposit in account of Green Punjab Campaigning	Rs 20.0 Lakhs	August 2024
3	Rejuvenation of Adopted Pond of Village Bulepur Mandigobindgarh	Rs 30.0 Lakhs	Monsoon seasons May – June 2025
Total		**Rs 60.0 Lakhs**	

iv. Year-wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report along with the Six-Monthly Compliance Report.

v. Self-environmental audit shall be conducted annually. Every three years third-party environmental audit shall be carried out.

vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the plants shall be implemented.

X. Validity

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

XI. Miscellaneous

i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition, this shall also be displayed in the project proponent's website permanently.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall monitor the criteria pollutants level namely; PM_{10}, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.

v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.

vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vii. The project proponent shall inform the Regional Office of the Ministry and PPCB, 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.

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

ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the SEAC and SEIAA.

x. 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.

xi. 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. Additional Conditions:

i. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

ii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of each APCD for monitoring SPM.

iii. The Project Proponent shall submit compliance of the action plan proposed to address the public hearing issues along with the six-monthly compliance report of EC condition on Parivesh portal.