

Proceedings of 265th meeting of State Expert Appraisal Committee (SEAC) held on 30.10.2023 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 (Through VC)
6.	Sh. Satish Kumar Gupta	Member (Through VC)
7.	Sh. Pawan Krishan	Member (Through VC)
8.	Sh. Parminder Singh Bhogal	Member
9.	Sh. Preet Mohinder Singh Bedi	Member (Through VC)

Item No. 01: Confirmation of the proceedings of 263rd meetings of State Level Expert Appraisal Committee (SEAC) held on 16.10.2023.

The proceedings of 263rd meetings of SEAC held on 16.10.2023 was prepared and circulated through email dated 18.10.2023 to all the Members for their comments. Comments received from Sh. Sunil Mittal, Member SEAC through e-mail dated 18.10.2023 were incorporated in the said proceedings. Therefore, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of 263rd meetings of State Level Expert Appraisal Committee (SEAC) held on 16.10.2023.

The action taken on the decisions of 263rd meetings of SEAC held on 16.10.2023 has been completed. SEAC noted the same.

Item no.265.01: Application for Environment Clearance under EIA notification dated 14.09.2006 for expansion of steel manufacturing unit by M/s S.S. Concast (P) Limited Unit-III running since 2011 at Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab (SIA/PB/IND1/445665/2023).

The industry is an existing unit and was granted Consent to Operate under the provisions of the Water Act 1974 & Air Act, 1981 for the production of steel ingots alloys and non alloys @ 85 MTD, which are valid upto 30.09.2027.

The industry was granted Terms of Reference vide letter No. SEIAA/MS/2023/256 dated 02.02.2023 for carrying out EIA study.

The industry has submitted final EIA report after incorporating the compliance of Terms of Reference for obtaining Environmental Clearance for expansion of existing steel unit by enhancing capacity of existing Induction furnace 7TPH to 8TPH, addition of another Induction Furnaces of capacity 25TPH, concast and rolling mill in two phases. The total production capacity of the project in terms of Alloys & Non alloys steel Billets/Ingots, Steel round/Hexes/Square (RCS), Flats/Bars/Patra, plates, wire rod and other products after expansion will be 396 TPD (1,38,600TPA). The total plot area of the project is 4.23acre 17123.11 sqm. The total cost of the project after expansion including existing cost will be Rs 25.08 Crores. The industry is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006.

The industry has deposited Rs. 62,700/- vide UTR No: SBIN522335617615 dated 01/12/2022 and Rs. 1,88,100/- vide UTR No- SBIN223268474418 dated 25/09/23 The adequacy of the fee has been checked & verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter No. 23634 dated 29.09.2023 furnished the comments on the suitability of site, construction status and pollution control status as under:

“Construction status:

No construction activity w.r.t proposed expansion has been started at site by the project proponent.

Adequacy of pollution control proposals:

The industry has proposed to replace of existing furnaces of 7 ton capacity to 8 ton capacity & installation of new induction furnace of 25 ton capacity. The industry has proposed to install side suction hood with Pulse jet bag filter as APCD on both the furnaces as per design specification of PSCST, Chandigarh. The APCD proposed by the industry is principally adequate.

Suitability of site:

The industry is an existing orange category unit and was established after obtaining Consent to Establish (NOC) under the provisions of Water Act, 1974 & Air Act, 1981 of the Board in the revenue estate of Village Panjetta, Tehsil Koom Kalan, Machhiwara Road, District Ludiana in an area of 4.23 acres. The industry proposed the expansion within the existing machinery i.e. 1 Induction furnace of 7 ton capacity is already running. As per the DTP certificate bearing No. 3083 dated 21.02.2020 site of the industry falls under industrial zone as per Master Plan, Ludhiana (2007-31). The site is suitable for such type of expansion as per policy of the Board.”

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Sh. Sachin Gupta, Director M/s S.S Concast (P) Limited Unit-III.
- (ii) 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:	Proposed Expansion in steel manufacturing unit M/s S.S. Concast (P) Limited Unit-III Sachin Gupta Director
1.2	Proposal No.:	
1.3	Location of Industry:	Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab
1.4	Details of Land area & Built up area:	4.23 Acre
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	Rs.25.08 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 17 July, 2023 for the proposed expansion in the existing premises by M/s S.S. Concast (P) Limited Unit-III at Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab.

		<p>➤ Public Hearing Notice Published on 16.06.2023 in prominent newspaper namely 'Hindustan Times' and 'Rozana Spokesman (Punjab daily)'.</p> <p>Following issues were raised during public hearing</p> <ol style="list-style-type: none"> 1. Greenbelt 2. Air and Water Pollution 3. Employment <p>Detailed Action Plan along with timeline and Budget allocation is given as Annexure I.</p>
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 has valid consent to operate under Water Act 1974 & Air Act, 1981. The industry has proposed to carryout expansion in the existing premises.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission letter for Change of land use (CLU) vide memo no.399 STP(L)/70012A dated 11.02.2021 issued by Senior Town Planner, Ludhiana for land measuring 4.23125 acres 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, an undertaking in this regard in prescribed format submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in this regard in prescribed format submitted
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in this regard in prescribed format submitted
3.5	Whether the industry falls within the influence of Eco-	Not applicable

	Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)				
3.6	Green area requirement and proposed No. of trees:	The green belt requirement is 5657.74 sqm i.e. 33% of total area. With the proposed expansion, a total of 848 trees will be planted. Tree species like Arjun, Amla, Neem, Pilkin, Simbal, Baheda will be planted.			
4.1	Raw material, Products and Machinery details are as under:				
	S. No.	Particulars	Existing	Proposed	Total
	(A)	Proposed Capacity of Furnaces & Rolling Mills			
	1.	Induction Furnace	7.0TPH (Increase capacity to 8.0TPH)	Induction Furnace 25 TPH, Concast and Rolling Mill	Induction Furnace of 1X8TPH & 1X25TPH, Concast and Rolling Mill
	(B)	Products (TPA)			
1.	Alloys & Non alloys steel Billets/Ingots, Steel round/Hexes /Square (RCS), Flats/Bars/Patra, plates, wire rod and other products	29750 (Alloys & Non alloys Ingots)	108850	138600	

	(C)	Raw Material (TPA)			
	1.	MS Scrap, CI, Sponge Iron, Ferro Alloys	32100	120360	152460
	(D)	Generals			
	1.	Project Cost (Cr)	Rs 11.08	Rs 14.0	Rs.25.08
	2.	Land (Sq.m.)	4.23 acres or 17123.11m ²	NIL	4.23 acres or 17123.11m ²
	3.	Power (MW)	3.99	10.0	13.99
		Power back up- D.G. Sets	1X250KVA, 1X40KVA		
	4.	Manpower (Nos.)	45	100	145
	5.	Working days	350 working days in year-round the clock		
4.2	Population details		Existing Manpower – 45 Additional - 100 Total- 145		
5	Water				
5.1	Total water requirement:		150 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		PWRDA application has been submitted		
5.4	Total water requirement for domestic purpose:		7.0 KLD		
5.4.1	Total wastewater generation:		Industrial Effluent – Nil Domestic wastewater – 5.6 KLD		
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)		No waste water is generated from the industrial operations. However, 5.6 KLD domestic waste water will be treated through septic tank and used for plantation.		

5.5	Total water requirement	150KLD		
5.5	Total effluent generation:	There are no generations of effluents from process.		
5.5	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	NA		
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through Septic tank and will be used for plantation within premises.		
5.7	Cumulative Details: Water Consumption for Summer (KLD)			
	DESCRIPTION	EXISTING REQUIREMENT	PROPOSED REQUIREMENT	TOTAL REQUIREMENT
	Domestic	2.5 KLD	4.5 KLD	7.0 KLD
	Cooling (makeup water)	18 KLD	125.0 KLD	143.0 KLD
	Total	20.5 KLD	129.5 KLD	150.0 KLD
	Water Consumption for Winter & Rainy (KLD)			
	DESCRIPTION	EXISTING REQUIREMENT	PROPOSED REQUIREMENT	TOTAL REQUIREMENT
	Domestic	2.5 KLD	4.5KLD	7.0KLD
	Cooling (makeup water)	18 KLD	70.0 KLD	88.0KLD
	Total	20.5 KLD	74.5 KLD	95.0 KLD
5.8	Rain water harvesting proposal:	<p>Outside: The industrial unit has adopted one village pond for rain water harvesting in village panjeta, Macciwara Road, Kohara, Ludhiana, Punjab-141126. NOC is issued by gram panchayat, village panjeta, ludhaiana.</p> <p>Inside: - 1 tank of 10 KLD is proposed for inside rain water harvesting using roof top of the project site.</p>		
6	Air			
6.1	Details of Air Polluting Machinery and APCDs installed are as under:			
	EXISTING			

S.No.	Source	Existing	APCD			
1.	Induction Furnace	7.0TPH (Increase capacity to 8.0TPH)	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.			
2.	DG Set	1X250KVA, 1X40KVA	Stack with adequate height			
AFTER EXPANSION						
S.No.	Source	After Expansion	APCD			
1.	Induction Furnace	Induction Furnace of 1X8TPH & 1X25TPH, Concast and Rolling Mill	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.			
7	Waste Management					
7.1	Details of management of Hazardous Waste.	Solid/ Hazardous Waste				
		S.No	Waste Category	Existing	After Expansion	Disposal
		1.	35.1 Flue gas cleaning residue	0.004 TPD	4.4 TPD	Send to M/s Madhav KRG Environmental Solutions Private Limited for final disposal under proper agreement.
		2.	Used Oil	0.02 kl/annum	NIL	Used as Lubricant within the industry/sent to authorized recyclers.
	3.	Slag	3.4 TPD	17.4 TPD	Sent to M/s Singla Buildcon Tiles Manufacturer for final disposal under proper agreement.	

8	Energy Saving & EMP				
8.1	Power Consumption:	Description	Existing Requirement	Additional	After Expansion
		Power Requirement (MW)	3.99 MW	10.0 MW	13.99 MW
		Source	Punjab State Power Corporation Limited, Punjab		
8.2	Energy saving measures:	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:			
9.	Additional Environmental Activities	Additional Environmental activities- Based on Public hearing issues the following AEA activity will be carried out. Provision of 14.0 lakhs has been made for development of village Panjetta under AEA activity.			
		S.No.	CER Activities	Budget Allocation	Timeline
		1.	Rejuvenation of Village Pond (Rampur)	Rs 11 Lakhs	Within one year of grant of EC.
		2.	Rooftop Rainwater harvesting	Rs 2.0 Lakhs	Along with the project operations.
		3.	Single use plastic	Rs 1.0 Lakhs	Within three months of grant of EC.
10.	EMP BUDGET				
	S. No	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh/Cost annum	
	1.	Pollution Control during construction stage	5.0	2.0	
	2.	Air Pollution Control (Installation of APCD)	130.0	10.0	
	3.	Water pollution Control (installation of Septic tank)	2.0	0.25	
	4.	Green Belt development	10.5	8.5	

5.	Noise Pollution Control	3.0	0.50
6.	Solid/ Hazardous Waste Management	4.0	0.25
7.	Occupational Health, Safety and Risk Management	5.0	1.0
8.	Energy Conservation	3.0	1.0
9.	RWH	10.0	2.0
	TOTAL	172.5Lakh	25.5 Lakhs

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
1.	Gurdeep Singh, Village Panjetta.	He enquired about the increase in quantity of smoke and heat after the proposed expansion of the project. He further informed that they are having problem with the units already operational in their village.	The representative of the industry informed that they will provide proper Air Pollution Control Device on their proposed induction furnaces. The designs of these APCDs will be as per the design and guidelines of PSCST, Chandigarh. The representative informed that no effect of heat will be there, as the induction furnaces will be provided with refractory bricks to minimize heat loss.	In APCS will be operation along with the commercial production after the grant of EC. All the required design consideration will be made for Induction furnace to minimize the decapitation of heat to the atmosphere. Moveable suction hood for contain of fugitives will be in place as part of APCS.
2.	Angrej Singh, Village Panjetta	He enquired of waste industrial water. He further informed that the distance of the upcoming expansion project has been falsely mentioned as a 5km from village, but actually the distance of the	The representative of the industry informed that there is no source of trade effluent, only domestic effluent will be discharged onto land for plantation after treatment through Septic Tank and sludge from domestic effluent will be used as manure. The project proponent clarified that the distance which has been mentioned in project synopsis is regarding distance of project from critically polluted area and not that of distance from nearest village. The project proponent further informed that their unit is an existing unit and is meeting with the sitting guidelines framed for such type of unit. The	No trade influent will be generated. Existing Septic tank will be upgraded to meet the additional wastewater treatment. Being an expansion proposal with existing facilities, sitting criteria stands already fulfill.

		village is much lesser than that. He also demanded the copy of synopsis of the project.	copy of the project synopsis was also handed over.	
3.	Sh. Gagandeep Singh, village Samrala	He enquired that how much plantation has been made by the industry and in future how many plants will be planted by the industry and the total area under plantation proposed by the industry.	The project proponent informed that 33% area of the project will be dedicated for plantation. Around 800 fresh plants will be planted after the grant of Environment clearance.	Plantation will be taken up immediately after the grant of EC & completed within one year.

The Committee perused the salient features of the application proposal and observed that the monitor lizard has been mentioned in the EIA report. After detailed deliberations, the Committee decided to defer the case till the Environmental Consultant furnish the details of fauna specifying the scientific name and schedule of Wildlife Protection Act, 1986 to which the fauna belongs.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by Sh. Sital Singh, Environmental Consultant M/s CPTL. The Committee allowed the Environmental Consultant to present the reply of the observation. Thereafter, the Environmental Consultant presented the case as under:

1. As per Schedule-I appended to the Wildlife Protection Act, 1972 as amended from time to time, only following monitor Lizard are covered under the said Schedule of the Act:
 - **Agra Monitor Lizard [Varanus griseus (Daudin)]**
 - **Large Bengal Monitor Lizard (Varanus bengalensis)**
 - **Water Lizard (Varanus salvator)**
2. The Monitor Lizard mentioned in the EIA report is the Golden Lizard (Calodactylodes aureus), which inhabits wet areas, on the edges of forest and near human settlements and agricultural land. This lizard does not fall under any of the schedule appended to Wildlife Protection Act, 1972 as amended from time to time.

3. As regards to other fauna mention in the EIA report, their Scientific Name & the Schedule of Wildlife Protection Act, 1972 in which they are falling, are given as under:

DIVERSITY

Common Name	Scientific Name	Schedule as per Wildlife Protection Act, 1972
BIRDS DIVERSITY		
Ashy Prinia	<i>Prinia socialis</i>	Not in Schedule
Asian Koel	<i>Eudynamys scolopacea</i>	Not in Schedule
Asain pied starling	<i>Gracupica contra</i>	Not in Schedule
Baya weaver	<i>Ploceus philippinus</i>	Not in Schedule
Bank myna	<i>Acridotheres ginginianus</i>	Not in Schedule
Black drongo	<i>Dicrurus macrocercus</i>	Not in Schedule
Black ibis	<i>Pseudibi spapillosa</i>	Not in Schedule
Black kite	<i>Milvus migrans</i>	Not in Schedule
Black winged stilt	<i>Himantopus himantopus</i>	Not in Schedule
Blue rock pigeon	Columba livia	Schedule IV
Cattle egret	<i>Bubulcus ibis</i>	Not in Schedule
Common hoopoe	<i>Upupa epops</i>	Not in Schedule
Common myna	<i>Acridotheres tristis</i>	Not in Schedule
Eurasian collared dove	<i>Streptopelia decaocto</i>	Doves (Schedule IV)
Indian grey hornbill	<i>Ocyceros birostris</i>	Not in Schedule
House crow	Corvus splendens	Not in Schedule
House sparrow	<i>Passer domesticus</i>	Not in Schedule
Jungle babbler	<i>Argya Striata</i>	Not in Schedule
Little brown dove	Spilopelia senegalensis	Schedule IV
Paddyfield pipit	<i>Anthus rufulus</i>	Not in Schedule
Purple sunbird	<i>Cinnyris asiaticus</i>	Not in Schedule

Red vented bulbul	<i>Pycnonotus cafer</i>	Bulbuls (Schedule IV)
Red wattled lapwing	<i>Vanellus indicus</i>	Not in Schedule
Rock pigeon	<i>Columba livia</i>	Pigeons (Columbidae) except the Blue Rock Pigeon (<i>Columba livia</i>) (Schedule IV) <i>Columba livia</i> not in schedule
Rose ringed parakeet	<i>Psittacula krameri</i>	Not in Schedule
Rufous treepie	<i>Dendrocitta vagabunda</i>	Not in Schedule
Small bee-eater	<i>Merops orientalis</i>	Not in Schedule
Spotted owlet	<i>Athene brama</i>	Not in Schedule
Verditer flycatcher	<i>Eumyias thalassinus</i>	Not in Schedule
White browed wagtail	<i>Motacilla maderaspatensis</i>	Not in Schedule
White throated Kingfisher	<i>Halcyon smyrnensis</i>	Kingfishers (Alcedinidae) (Schedule IV)
White wagtail	<i>Motacilla alba</i>	Not in Schedule
ANIMALS DIVERSITY		
Nilgai	<i>Boselaphus tragocamelus</i>	<i>Scheduled – III</i>
Jungle cat	<i>Felis chaus</i>	<i>Scheduled – II</i>
Jackal	<i>Canis aureus</i>	<i>Scheduled – II</i>
Mongoose	<i>Herpestidae</i>	<i>Scheduled – II</i>
Palm squirrel	<i>Funambulus tristriatus</i>	<i>Scheduled – II</i>
Hares	<i>Lepus nigricollis</i>	<i>Scheduled – IV</i>
Rats	<i>RattusNorvegicus</i>	<i>Scheduled – V</i>
Mice	<i>Mus Musculus</i>	<i>Scheduled – V</i>
Rhesus Macaque	<i>Macaca mulatta</i>	<i>Scheduled – II</i>
Flying fox	<i>Pterpus medius</i>	<i>Scheduled – V</i>

Porcupine	Hystrix	<i>Scheduled II & IV</i>
Garden lizard	<i>Calodactylodes aureus</i>	Not in Schedule
Northern house gecko	<i>Hemidactylus flaviviridis</i>	Not in Schedule
Spectacled cobra	<i>Naja naja</i>	Not in Schedule
Rat Snake	<i>Ptyas mucosus</i>	<i>Not in Schedule</i>
Black krait	<i>Bungarus niger</i>	<i>Not in Schedule</i>
Wolf snake	<i>Lycodon aulicus</i>	<i>Not in Schedule</i>
AQUATIC DIVERSITY		
Common carp	<i>Cyprinus carpio</i>	Not in Schedule
Silver carp	<i>Hypophthalmichthys molitrix</i>	Not in Schedule
Pool barb	<i>Puntius sophore</i>	Not in Schedule
Bagrid catfish	<i>Bagridae</i>	Not in Schedule
Bata	<i>Labeo bata</i>	Not in Schedule
Rohu	<i>Labeo rohita</i>	Not in Schedule
Catla	<i>Catla catla</i>	Not in Schedule
Naini	<i>Cirrhinus mrigala</i>	Not in Schedule

The Committee was satisfied with the reply given by the industry and after detailed deliberations, decided to award silver grading to the industry and forward the case to SEIAA with a recommendation to grant Environmental Clearance for expansion of existing steel unit by enhancing capacity of existing Induction furnace 7TPH to 8TPH, addition of another Induction Furnace of capacity 25TPH, Concast and rolling mill at Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab, subject to the following 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. PM₁₀ and PM_{2.5}

in reference to PM emission, and SO₂ and NO_x in reference to SO₂ 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 Phytoid 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 5657.74 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; PM₁₀, SO₂, 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. 265.02: Application for Environment Clearance under EIA Notification dated 14.09.2006 for construction of a residential project namely “Mega Integrated Residential Township” by M/s Innovative housing and Infrastructure (P) Ltd. (SIA/PB/INFRA2/424213/2023).

1. The promoter company “M/s Innovative Housing & Infrastructure Pvt Ltd” was granted permission for Change of Land use from the Department of Town and Country Planning, Punjab vide No.3818-CTP(Pb)/SP-432(M) dated 03.07.2014 for the land area measuring 155.90 acres falling in Village Teera & Togan, New Chandigarh for the establishment of Mega Residential Project.
2. Thereafter, layout plan was got approved from the Chief Town Planner, Punjab on 11.07.2018 for development of a plotted residential accommodation, plotted commercial component and affordable group housing namely ‘Mega Integrated Residential Township’ for total CLU area of 155.90 acres, out of which net planning area is 95.0250 acres falling in the revenue estate of village Togan and Teera, New Chandigarh, Distt. SAS Nagar.
3. As per said approved layout plan, the summary of the project area is as under:

Sr. No.	Category	Area in Acres
1.	CLU area	155.90
2.	Area not taken in the layout plan	16.343
3.	Layout Area (1-2)	139.56
4.	Area under acquisition	0.6070
5.	Revenue Rastas	2.72
6.	Gross scheme area (3+4+5)	142.89
7.	Area under roads	7.068
8.	Reserved Area for future expansion	27.67
9.	Area reserved for affordable group housing	9.80
10.	Net Planning Area (6-4-5-7-8-9=10)	95.0250 acres

4. Out of the aforementioned components of the project, the affordable group housing site for the land area measuring 9.80 acre was sold out to another promoter company, who has separately obtained environmental clearance under EIA Notification dated 14.09.2006 for carrying out construction of Group Housing project namely “The Address”. In the said environmental clearance a special condition was imposed to the effect that the Project Proponent of M/s. Innovative Housing and Infrastructure (P) Ltd shall be bound to obtain environmental clearance, if area of the main project namely PCL Gateway exceeds 50 Hectares (123.553 acres) as required under the provisions of EIA Notification dated 14.09.2006.
5. The promoter company has obtained Consent to Establish under the Water Act,1974 and Air Act,1981 from Punjab Pollution Control Board on 14.01.2021, which was valid up to

13.01.2022, for the Residential township project to be developed in net planning area of 95.025 acres, having 612 residential plots, Amenities Area in 9.79 acres, EWS area in 7.17 acres and Commercial Area in 3.84 acres.

6. The promoter company started development work of the project on 20.07.2018 and continued the development work of the project apprehending that the project is not covered under the ambit of EIA notification as the planned area of project is only 95.0250 acres, which was less than 50 Hectares (123 acres) as per condition imposed in the EC granted to the project namely 'The Address', which is reproduced herein above.
7. The promoter company prepared a conceptual plan on 04.09.2021 by adding the additional land area in the project making the total project area as 264.69 acres and net planning area as 193.912 acres. The summary of this project area as per this conceptual plan is as under:

Sr.No.	Category	Area in Acres
1.	Total Project Area	264.69
2.	CLU area	155.90
3.	Expansion Area	108.79
4.	Area not taken in the layout plan	16.91
5.	Area under roads	7.068
6.	Area under acquisition	6.20
7.	Revenue Rastas	3.70
8.	Gross scheme area (1-4+6+7)	257.68
9.	Reserved Area for future expansion	35.32
10.	Area reserved for affordable group housing	9.80
11.	Area reserved for group housing	11.58
12.	Net Planning Area (8-5-9-10-11=12)	193.912

8. Since, the area of the project was exceeded beyond 50 Hectares (123 acres), as such, the promoter company applied for obtaining Environmental clearance under EIA Notification to the MoEF&CC on 19.02.2022 informing all the facts prevailing at the time when SEIAA was not functioning. The MoEF&CC granted Terms of References (TOR) vide letter No. IA2-21/12-2021 dated 04.02.2023 for proposed township having residential Plots, Group Housing, Commercial, Institutional and Flats for EWS. The total land area of the project is 264.69 acres having net planning area of 193.912 Acres.
9. SEIAA vide letter No.3986 dated 04.05.2021 has asked the promoter company not to undertake any work or activity of the project except securing of land prior to grant of requisite Environment clearance.
 - a) Directions were issued by SEIAA Punjab u/s 5 of the Environment Protection Act 1986 to the project proponent, vide letter no. SEIAA/MS/2022/933 dated 14.09.2022, to the effect that:

- I. That the Project proponent shall not undertake any further construction activity of the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - II. That the project proponent shall pay penalty equivalent to the amount as may be determined based upon OM dated 07.07.2021 at the time of submission of EIA/EMP report, to the Punjab Pollution Control Board. In compliance with the OM dated 28.07.2021 issued by the MOEF&CC, these funds will be deposited in the account of the PPCB maintained for this purpose.
10. Now, the Project Proponent has submitted application for obtaining Environmental Clearance for area township project namely “Mega Integrated Residential Township” at Village Togan & Teera, New Chandigarh, SAS Nagar, Punjab. The Project Proponent has submitted copy of final EIA notification dated 14.09.2006 report after incorporating the compliance of Terms of Reference and other relevant documents. The total land area of the project is 264.69 acres having net planning area of 193.912 Acres and total built up area of 646785.39 sqm. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 434 Crore.
 11. The Project Proponent is required to deposit fee of Rs. 646786/- and he has deposited fee of Rs.2,35,018/-vide UTR No. HDFCR52021112179365184 dated 24.11.2021 and Rs. 500/- vide cheque No. 33321674 dated 11.05.2023 and Rs. 4,11,500/- vide UTR No. HDFCR52023053160497189 dated 31.05.2023.
 12. Earlier, a compliant was also received against the Promoter company for not securing wildlife clearance under Wildlife (Protection) Act 1972. The said matter was discussed 187th meeting of SEIAA held on 09.08.2021, 192nd meeting of SEIAA held on 01.11.2021, 199th meeting of SEIAA held on 25.01.2022, 201st meeting of SEIAA held on 22.02.2022, 203rd meeting of SEIAA held on 29.03.2022, 206th meeting of SEIAA held on 08.06.2022, 209th meeting of SEIAA held on 04.07.2022, 211th meeting of SEIAA held on 27.07.2022 and lastly in 212th meeting of SEIAA held on 17.08.2022. After deliberation in the said matter, SEIAA decided that additional Terms of reference be issued to the project proponent for carrying out detailed EIA & EMP and fulfilling other mandatory requirements as per OM dated 07.07.2021 for obtaining Environmental Clearance as under:
 - a) *Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi. The EIA report should include Damage Assessment Report, Remedial Plan and Community Resources Augmentation Plan as an independent chapter in the EIA report.*
 - b) *Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).*
 - c) *Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.*

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

- (i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Mega Integrated Residential Township by M/s Innovative Housing and Infrastructure (p) ltd Jagjit Singh Director
1.2	Proposal:	SIA/PB/INFRA2/424213/2023
1.3	Location of Industry:	Village Togan & Teera SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	193.912 acres (78.47 Ha) Built up area -646785.39 sqm
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 434 Crores
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project falls in mixed use zone as per the master plan of New Chandigarh.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The permission letter for Change of Land Use total land measuring of 155.90 acres issued by Department of Town & Country Planning, Punjab vide memo No. 5523 CTP(PB)/SP-432 dated 10.11.2016 for Mega Residential Project.
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 area does not fall in the project, an undertaking in this regard in prescribed format submitted.

3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in this regard submitted.																																							
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in this regard 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)	No, the project does not fall within any eco-sensitive zone.																																							
3.6	Green area requirement and proposed No. of trees:	Total green area: 50884.109 sq.m Proposed trees to be planted: 9810 nos.																																							
4.	Component wise area classification:																																								
4.1	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Category</th> <th>Area in Acres</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Project Area</td> <td>264.69</td> </tr> <tr> <td>2.</td> <td>CLU area</td> <td>155.90</td> </tr> <tr> <td>3.</td> <td>Expansion Area</td> <td>108.79</td> </tr> <tr> <td>4.</td> <td>Area not taken in the layout plan</td> <td>16.91</td> </tr> <tr> <td>5.</td> <td>Area under roads</td> <td>7.068</td> </tr> <tr> <td>6.</td> <td>Area under acquisition</td> <td>6.20</td> </tr> <tr> <td>7.</td> <td>Revenue Rastas</td> <td>3.70</td> </tr> <tr> <td>8.</td> <td>Gross scheme area (1-4+6+7)</td> <td>257.68</td> </tr> <tr> <td>9.</td> <td>Reserved Area for future expansion</td> <td>35.32</td> </tr> <tr> <td>10.</td> <td>Area reserved for affordable group housing</td> <td>9.80</td> </tr> <tr> <td>11.</td> <td>Area reserved for group housing</td> <td>11.58</td> </tr> <tr> <td>12.</td> <td>Net Planning Area (8-5-9-10-11=12)</td> <td></td> </tr> </tbody> </table>	Sr. No.	Category	Area in Acres	1.	Total Project Area	264.69	2.	CLU area	155.90	3.	Expansion Area	108.79	4.	Area not taken in the layout plan	16.91	5.	Area under roads	7.068	6.	Area under acquisition	6.20	7.	Revenue Rastas	3.70	8.	Gross scheme area (1-4+6+7)	257.68	9.	Reserved Area for future expansion	35.32	10.	Area reserved for affordable group housing	9.80	11.	Area reserved for group housing	11.58	12.	Net Planning Area (8-5-9-10-11=12)		
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4.2	Population and Water requirement details																																								
	No. of plots 1291 @15person/plot	19365 persons Water consumption @ 135 Ltr/person/day	2614 m ³ /day																																						
	GROUP HOUSING-1 9.8 acres@450 persons/acre	4410 persons Water consumption @ 135 Ltr/person/day	595 m ³ /day																																						

	GROUP HOUSING-2 11.58 acres @ 450 persons/acre	5211 persons Water consumption @ 135 Ltr/person/day	703 m ³ /day
	EWS 13 acres @ 360 persons	4680 persons Water consumption @ 135 Ltr/person/day	632 m ³ /day
	Commercial =4.80 acres @ 100 persons/acre	480 persons Water consumption @ 15 Ltr/person/day	7 m ³ /day
	Public Building =9.8 acres @ 100 persons/acre	980 persons Water consumption @ 45 Ltr/person/day	44 m ³ /day
	TOTAL WATER REQUIRED	(DOMESTIC WATER)	4595 m³/day
	WASTE WATER GENERATION		3,676 KLD
4.3	Water requirement for flushing:		
	Plots	19365 persons Water consumption @ 45 Ltr/person/day	871.425 KLD
	GROUP HOUSING-1	4410 persons Water consumption @ 45 Ltr/person/day	198.450 KLD
	GROUP HOUSING-2	5211 persons Water consumption @ 45 Ltr/person/day	234.495 KLD
	EWS	4680 persons Water consumption @ 45 Ltr/person/day	210.600 KLD
	Commercial	480 persons Water consumption @ 15 Ltr/person/day	7.200 KLD
	Public Building	980 persons Water consumption @ 15 Ltr/person/day	14.700 KLD
	Total Water required for flushing	1,536.87= approx. 1537 KLD	
	Fresh water Requirement	4595 KLD-1537 KLD= 3058 KLD	
5	Water		
5.1	Total fresh water requirement:	3058 KLD	
5.2	Source:	Ground Water	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for project.	
5.6	Details of utilization of treated	Green area 50884.109 sqm Summary- 280 KLD,	

	wastewater into green area in summer, winter and rainy season	Winter-92 KLD, Rainy- 26 KLD,			
5.7	Details of excess treated waste water	Summer- 1859 KLD Winter- 2047 KLD Rainy- 2113 KLD Permission for disposal of excess treated waste water into public sewer not submitted.			
5.8	Rain water harvesting proposal:	Rain water harvesting system have been proposed for artificial rain water recharge within the project premises for collection of 416980 cubic meter/year of rain water from roof top, green area and roads etc.			
6	Air				
6.1	Details of Air Polluting Machinery and APCDs installed are as under:	05 no of DG Sets of capacity 2x 500 KVA & 2x240 KVA, 1x125 KVA shall be installed which will be provided with canopy and stack of adequate height.			
7	Waste Management				
7.1	Total quantity of solid waste generation	15807 Kg/day			
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid waste management area has been provided and marked in conceptual layout attached along with the application. The solid waste generated in the project after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized venders and the Municipal solid wastes will be treated through vermin-culture. Thus, there will be no problem of solid waste from the project.			
8	Energy conservation measures				
8.1	Power Consumption:	Total power demand for the proposed project will be 16 MW which will be provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	(i) Promoting use of solar water heating. (ii) Purchase of energy efficient appliances. (iii) Constant monitoring of energy consumption and defining targets for energy conservation			
8.3	Details of activities under Environment Management Plan.				
	CONSTRUCTION PHASE:				
	Sr. No.	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)	Basis for cost Estimate

1.	Medical Cum First Aid	1.5	1.00	first aid medical facility with first aid kit
2.	Toilets for sanitation system	3.0	5.0	Toilets with septic tank
3.	Wind breaking curtains	4.0	10.0	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	3.0	12.0	Sprinklers, Pipeline
	Total	11.50	28.0	

OPERATION PHASE:

Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)	Approx. Capital Cost Construction Phase (Rs in Lac)	Basis for cost Estimation
1.	Sewage Treatment Plant	12.0	500.0	Capital cost include cost of STP
2.	Solid Waste segregation & disposal	22.0	15.0	Colored Bins at appropriate Locations
3.	Green Belt including grass coverage	5.0	50.0	Plantation and landscaping
4.	RWH	3.0	30.0	RWH pits and the cleaning
	Total	42.0	595.0	

9.	CER Activities	<p>(i) Mini Jungles with Native Species (Neem, Mango, Ficus etc.) in the villages of Togan, Teera, with approximately 200 to 250 Trees per Jungle have been planned.</p> <p>(ii) Each jungle will be planted with approximately 200 to 250 trees.</p> <p>(iii) We have planned 2 Jungles in Village Togan and 5 Jungles in Village Teera. Each Mini Jungle costing around Rs.4.5 Lakh. Therefore, total of 7 Jungles will be costing approx. Rs.31,50,000 Lakh.</p>
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		<p>(iv) Forests also provide fuel for cooking and warmth, medicinal plants, food, wildlife habitat, clean water, spiritual and cultural touchstones, and for many, the means to earn a living.</p> <p>(v) The concept of Eco-Friendly Jungles is a Japanese Concept created by Akira Miyawaki and also popularly known as the Miyawaki Method. This involves restoring native forests from seeds of native trees on very degraded soil which were deforested and are without humus. Using this he successfully restored many protective forests. Thereby he showed restoration of soil was possible by using judicious choice of pioneer and secondary indigenous species.</p>
10	<p>Whether damage assessment plan, remediation plan and natural & community resource augmentation implementation plan submitted or not? Details of the same.</p>	<p>(i) As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 1002 (from 20.07.2018 to 16.08.2022 excluding the COVID-19 period).</p> <p>(ii) The Capital & Recurring cost for Damage Assessment has been estimated as Rs. 33.6904 lac/day and Rs. 0.0253044 lac/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 161.1285814 lakhs for 1002 days of violation. As per OM dated 07.07.2021 issued by MoEF&CC, the Project Proponent is required to submit the Bank Guarantee of Rs. 51,04,159/- lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the Remediation and Natural & Community Resource Augmentation Plan.</p> <p>(iii) The development work of the project was started on 20.07.2018 and the Promoter company has suo-moto reported to SEIAA, Punjab regarding the construction of the Hotel carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of 102,08,31,814 incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.51,04,159/-. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.</p>

The Committee observed that the Project Proponent has applied under violation category through Parivesh Portal for obtaining Environmental Clearance under EIA Notification dated

14.09.2006 for the construction of a residential project namely “Mega Integrated Residential Township” in the land area of 264.69 acres having built up area of 646785.39 sqm.

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

- (i) The Project Proponent shall submit the documentary compliance of the following additional ToRs issued by SEIAA:
 - a. *Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).*
 - b. *Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.*
- (ii) The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc., as per application proposal.
- (iii) The Project Proponent shall submit the land ownership documents of the remaining land area of 108.79 acres along with the details and status of the application filed for obtaining permission for Change of land Use.
- (iv) The Project Proponent shall submit the detailed proposal for solid waste management including setting up of mechanized Material Recovery Facility (MRF) and also earmark the dedicated space in the layout plan for solid waste management.
- (v) The Project Proponent shall submit the justification along with requisite documents as proof for considering the date of start of construction and date of stoppage of construction considered for calculating the number of days of violation.
- (vi) The Project Proponent shall submit the status of prosecution filed by Punjab Pollution Control Board for the violation of the provisions of the EIA notification dated 14.09.2006.
- (vii) The Project Proponent shall submit the clearance obtained from Chief Wildlife Officer with regard to land area of the project falling under Eco Sensitive zone.
- (viii) The Project Proponent shall submit the proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from local authority.
- (ix) The Project Proponent shall submit the permission for discharging treated wastewater into sewer.
- (x) The Project Proponent shall submit the details of activities proposed to be undertaken under Additional Environmental Activities.
- (xi) The Project Proponent shall submit the separate drawing showing plumbing systems for use of fresh and treated wastewater.

- (xii) The Project Proponent shall submit the revised Contour Plan reflecting the true existing physical features of the site with regard to permanent bench mark.
- (xiii) The Project Proponent shall submit the approved Layout Plan for the net planned area of 95.0250 acres.
- (xiv) The Project Proponent shall submit the Conceptual Plan for Net Planned Area of 193.912 acres. Further, the project proponent shall also submit the details of the areas deducted from the total project area of 264.69 acres.
- (xv) The Project Proponent shall submit Consent to establish obtained Punjab Pollution Control Board.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. no.	EDS	Reply
1.	The Project Proponent shall submit the documentary compliance of the following additional ToRs issued by SEIAA:	
	<p>a. Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).</p>	<p>The promoter company has already submitted a CA certificate mentioning the total cost incurred during the period of violation. As per CA certificate the promoter company has incurred Rs. 102.0831814 crores during the said period. The detail in this regard is given in Chapter 12 of the EIA study report already uploaded on the Parivesh Portal. A copy of the said CA certificate is submitted.</p> <p>As regards to turnover of the promoter company, it is submitted that the promoter company has executed an MoU with “The Punjab Police Primary Consumers Co-Operative society Limited”. But registration deed with regard to selling of land to the said</p>

			<p>society has not yet been executed. In addition, the promoter company has not executed registration deed with any of other entity for selling plot of this project. However, promoter company has taken total token money to the tune of Rs.25 crores to whom plots are to sold out.</p> <p>The promoter company has just constructed warehouse in one of the plots.</p>
	b.	<p>Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.</p>	<p>Separate chapter defining the roles and responsibilities of the stakeholders in implementation of proposed EMP as well as for assuring proper compliance of the conditions of the EC is submitted.</p>
2.		<p>The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for Flushing/greening, STP capacity, final disposal of treated waste water etc., as per application proposal.</p>	<ul style="list-style-type: none"> • Since the promoter company has ownership of 155.90 acres of land area, as such, EC has been sought for this land area. Out of this land area, net planning area will be 107.388 acres. Component wise detail of the total land is submitted. • No construction is to be made by the promoter company, as such, the built-up area of plotted accommodation calculated as per FAR of the Residential plotted accommodation comes out to be 352987.50 sqm & Commercial plots as 12181.65 sqm. Detail in this regard submitted. • The detail with regard to the basis of estimation of the population, water consumption, wastewater generation, reuse of treated wastewater for Flushing/greening, STP capacity, final

		disposal of treated wastewater etc., is submitted.
3.	The Project Proponent shall submit the land ownership documents of the remaining land area of 108.79 acres along with the details and status of the application filed for obtaining permission for Change of land Use.	<ul style="list-style-type: none"> The promoter company has ownership of 155.90 acres and permission for CLU has been obtained for this land area from the Department of Town & Country Planning by the letter No. 3818/CTP(PB)/SP432(M) dated 03-07-2014.
4.	The Project Proponent shall submit the detailed proposal for solid waste management including setting up of mechanized Material Recovery Facility (MRF) and also earmark the dedicated space in the layout plan for solid waste management.	<ul style="list-style-type: none"> Total solid waste generation will be 8140kg/day and its bifurcation is given as under: <ul style="list-style-type: none"> Bio-degradable=3826 kg/day Recycleable= 2279 kg/day Inert= 2035 kg/day Solid waste will be segregated at source into biodegradable and non-biodegradable components. The biodegradable component will be converted into compost by installing 2 no. mechanical composters of capacity 2.0TPD each. The non-biodegradable component will be sent to Material Recovery Facility (MRF) of capacity 5.0 TPD for segregation of waste. The recyclable components will be sold out in the market to the registered recyclers and the inert waste will be sent to Engineered Landfill Facility of the GMADA. GMADA has already given permission for disposal of inert solid waste at its common facility. A copy of the same is submitted. Land area measuring 0.42 acres for establishment of solid waste management facility has been earmarked on the layout plan. As per <i>Solid Waste Management Manual published and prepared by Ministry of Urban Development, Govt. of India in the year 2016</i>, for establishment

		<p>of Integrated MSW Facility for handling of Solid Waste of 8140 kg/day , about 0.4 acres of land area is required, as such, the land area (0.42 acres) earmarked for solid waste management is adequate.</p> <ul style="list-style-type: none"> • Detail of solid waste management is submitted.
<p>5.</p>	<p>The Project Proponent shall submit the justification along with requisite documents as proof for considering the date of start of construction and date of stoppage of construction considered for calculating the number of days of violation.</p>	<ul style="list-style-type: none"> • CTE was granted by the PPCB under the Water Act,1974 and Air Act,1981 vide letter dated 14.01.2021 which is valid upto-13.01.2022. A copy of the same is submitted. • The site of the project was visited by the officers of PPCB on 01.02.2020 and in the proceedings of the personal hearing held 01.10.2020 it has been mentioned that during visit on 01.02.2020 it was noted as under: <ul style="list-style-type: none"> “Construction of towers of the group housing portion has been started at the site by the promoter company. The promoter has carried out excavation in few patches and has started levelling of roads in small pockets.” • The group housing site mentioned in the report of the ‘Committee’ pertains to ‘The Address’ Project which has obtained separate EC under EIA notification. Therefore, the remaining development work regarding excavation work in few patches and levelling of roads in small pockets mentioned in the report of PPCB pertains to Mega Integrated Residential Township. • The report of PPCB itself substantiates that on 01.02.2020 very minor development work was carried out in the premises of the project. • Actually, the development work was started on 20.07.2018 and was carried out at a very slow pace.

		<ul style="list-style-type: none"> • Violation of EIA came in the notice of SEIAA after the project site visited by the 'Committee' to verify the complaint received against the project. • Development work remained closed during the period 21.03.2020 to 30.11.2020 and 01.04.2021 to 31.07.2021 due to COVID-19 pandemic. • During the meeting of SEIAA, the promoter company submitted an undertaking to the effect that the development work has been stopped on 16.08.2022. A copy of this undertaking is submitted. • Thus, the violation period is from 20.07.2018 to 16.08.2022, which includes the period from 21.03.2020 to 30.11.2020 and 01.04.2021 to 31.07.2021, when the development work remained totally in shut down condition due COVID-19 pandemic. Hence, the number of violation days comes out to be 1002 days. • Therefore, the damage assessment report already prepared is in order and the same is submitted. • As regards to report of the committee visited the project on 27.04.2022, in the report it has been mentioned as under: <ol style="list-style-type: none"> I. Mega township project has been divided into six pockets i.e., Pocket A to Pocket F. Committee visited all the six pockets and it is roughly estimated that about 15% (29 acres) of the area of 193.58 acres (78.34 ha) has been developed by way of providing roads, Sewer, Street Light Electric Poles and creating Green Parks. Out of the estimated 29 acres, 13 acres of land in pocket A has been fully developed for Punjab Police Consumer Cooperative Society by constructing roads laying, sewers and electric poles. It was informed
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		<p>that almost all the plots located in 13 acres land, in Pocket A and some in other pockets have already been sold and whereas, in the column no. 21 of the TOR application, it has been mentioned that Plot Area 78.34 Hectare is undeveloped land.</p> <p>II. No construction activity was observed during the visit. However, committee observed that the development of 13 acres of land in pocket-A has been carried out recently by the Project proponent.</p> <p>From the contents of the report of the committee, it is evident that only 15% of the development work was carried out as on 27.04.2022.</p> <p>It mentioned here that the affordable group housing site was sold out to another promoter company, who has separately obtained environmental clearance under EIA Notification for 'The Address' project. In the said environmental clearance a special condition was imposed to the effect that:</p> <p><i>"The Project Proponent of M/s. Innovative Housing and Infrastructure (P) Ltd shall be bound to obtain environmental clearance if area of the main project namely PCL Gateway exceeds 50 Hectares (123.553 acres) as required under the provisions of EIA Notification dated 14.09.2006."</i></p> <p>In view of the above condition, the promoter company was in impression that the project area less 50 hectares does not attract the provisions of EIA Notification. However, as soon as project area exceeded 50 Hectares, the promoter company applied for obtaining EC and obtained TOR from the MoEF&CC.</p>
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		Therefore, the violation committed is not deliberate and intentional.
6.	The Project Proponent shall submit the status of prosecution filed by Punjab Pollution Control Board for the violation of the provisions of the EIA notification dated 14.09.2006.	The legal proceedings launched by the PPCB under the EPA, 1986 are pending in the Hon'ble court of law for adjudication.
7.	The Project Proponent shall submit the clearance obtained from Chief Wildlife Officer with regard to land area of the project falling under Eco Sensitive Zone.	<ul style="list-style-type: none"> • A copy of the clearance from Eco Sensitive Zone of the project issued by the Chief Conservator (Hills), SAS Nagar by the letter dated 30-05-2022 is submitted. • As per this clearance, the site of the project is located at a distance of 12.05 km from the Wildlife Sanctuary.
8.	The Project Proponent shall submit the proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from local authority.	Proposal/storm water drainage plan duly approved by Chief Engineer GMADA is submitted.
9.	The Project Proponent shall submit the permission for discharging treated wastewater into sewer.	Permission dated 05-01-2018 issued by GMADA for discharge of treated wastewater into sewer, is submitted.
10.	The Project Proponent shall submit the details of activities proposed to be undertaken under Additional Environmental Activities.	<p>There is a proposal to spend Rs.2.27 Crores on the following activities to be undertaken under CER:</p> <ul style="list-style-type: none"> • Plantation of 6500 trees along the boundary of seasonal drain passing in the revenue estate of village Teera, District S.A.S. Nagar to prevent soil erosion and attenuation of fugitive as well as noise levels- Rs.65,00,000/- • Mini Jungle in an area of 1.5 acres and 36 mini Jungles in 200 sq.yards in the Revenue estate of village Teera- Rs.1,62,00,000. <p>Note: The expenditure to be incurred on CER activities is in addition to EMP cost on account of remediation plan and natural &</p>

		<i>Remediation Plan and Natural & Community Resource Augmentation.</i>
11.	The Project Proponent shall submit the separate drawing showing plumbing systems for use of fresh and treated wastewater.	Plumbing Drawing duly approved by the GMADA for use of fresh water & treated wastewater is submitted.
12.	The Project Proponent shall submit the revised Contour Plan reflecting the true existing physical features of the site with regard to permanent bench mark	Contour Plan showing physical features of site with regard to permanent benchmark is submitted.
13.	The Project Proponent shall submit the approved Layout Plan for the net planned area of 95.0250 acres.	Approved Layout Plan of 95.0250 acres submitted.
14.	The Project Proponent shall submit the Conceptual Plan for Net Planned Area of 193.912 acres. Further, the project proponent shall also submit the details of the areas deducted from the total project area of 264.69 acres.	Conceptual Plan for net Planned Area of 107.388 acres is submitted. Details with regard to bifurcation of Project area of 155.90 acres in to different components and left out area is submitted.
15.	The Project Proponent shall submit Consent to establish obtained from Punjab Pollution Control Board.	A copy of the Consent to Establish obtained from Punjab Pollution Control Board is submitted.

During meeting, the Committee observed that the Project Proponent has calculated the number of violation days by deducting the Covid period which otherwise is required to be calculated by including the Covid period as the construction work is usually continuous in nature. The Damage Assessment has been observed to be on lower side and needs to be revised with respect to air pollution for estimating the water requirement, water consumption for domestic use & cost of sewage treatment, re-use & disposal under water pollution, the cost of barricades for estimating the damage due to noise pollution & vibration etc. Further, the Remediation Plan and Natural & Community Resource Augmentation Plan also needs to be revised accordingly.

The Committee perused the KML file of the project and observed that the site of the project is located at a distance of around 7Km from the boundary of the Sukhna Wild Life Sanctuary, which is less than 10 Km. The Committee, in pursuance to SEIAA letter No. 1555 dated 27.09.2023, asked the Project Proponent to apply for obtaining permission from Standing Committee of National Board of Wildlife (NBWL) under the provisions of the Wildlife Protection Act, 1972.

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

- (i) The Project Proponent shall submit the acknowledgement/proof to the effect that the Project Proponent has submitted application for obtaining Clearance under Wildlife Protection Act, 1972 from NBWL.
- (ii) The Project Proponent shall revise the calculation pertaining to No. of violation days after taking into account the Covid period and other non-working days.
- (iii) The Project Proponent shall exclude the land area of 9.8 acre of Group Housing Project namely "The Address" from the total land area of 155.90 acre for which the Environmental Clearance had already been granted.
- (iv) The Project Proponent shall revise the Damage Assessment Plan, Remediation Plan and Natural & Community Resource Augmentation Plan with respect to air pollution for estimating the water requirement, water consumption for domestic use & cost of sewage treatment, re-use & disposal under water pollution, the cost of barricades for estimating the damage due to noise pollution & vibration etc.
- (v) The Project Proponent shall obtain NOC from Village panchayat of Village Teera for plantation of 6500 trees along the boundary of the seasonal drain and for developing mini-jungle in an area of 1.5 acre and 36 mini-jungle in 200 sq. yard in the revenue estate of Village Teera. Further, the Project Proponent shall revise the cost of planting 6500 trees by including the cost of tree guard.

Item No. 265.03: 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:

- (i) Sh. Harjot Singh, Manager, M/s Umbera Group
- (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:	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 Preservation Act (PLPA), 1900.	No, undertaking in the prescribed format not submitted.
3.3	Whether project required clearance under the provisions of Wildlife	No, undertaking in the prescribed format not submitted.

	Protection Act 1972 or not?																					
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.																				
3.5	Green area requirement and proposed No. of trees:	Total green area: 4071 sq.m. Proposed trees to be planted: 200 nos.																				
4.	Configuration & Population																					
4.1	Proposal & Configuration <u>Area Statement</u>																					
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Area (in sq.m.)</th> </tr> </thead> <tbody> <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> </tbody> </table>	Sr. No.	Description	Area (in sq.m.)	1.	Total Plot Area	13570.72 sq.m	2	Built up area	79119.67 sq.m.												
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5.1	Total fresh water requirement:	<p>54 KLD</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Details</th> <th>Population</th> <th>Criteria</th> </tr> </thead> <tbody> <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> <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</td> <td>27 M3/day 22 M3/day</td> </tr> </tbody> </table>	Sl. No.	Details	Population	Criteria	1.	Flats Population	600 @ 135 lit./day	81 M3/day	2.	Domestic water required		81 M3/day	3.	Total Flow to STP@ 80%	(Domestic water)	65 M3/day	4.	Reuse of treated waste water	Flushing @ 45 ltr/person Green area	27 M3/day 22 M3/day
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				4071 @5.5 ltr/sqm		
5.2	Source:	Bore well				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	No. Permission from PWRDA is not required as water demand will be met for exclusively for Drinking & Domestic purpose.				
5.4	Total wastewater generation:	65 KLD				
5.5	Treatment methodology: (STP capacity, technology & components)	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.				
5.6	Treated wastewater for flushing purpose:	27 KLD				
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 22 KLD Winter: 6 KLD Monsoon:2 KLD				
5.8	Utilization/Disposal of excess treated wastewater.	36 KLD Excess treated water will be disposed on to land for irrigation.				
5.9	Cumulative Details:					
	S. No	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement
	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:36 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			
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 sanitation system	2.0	1.0	
	3.	Wind breaking curtains	3.0	2.0	
	4.	Sprinklers for suppression of dust	2.0	1.5	

5.	Sewage Treatment Plant	50.0		6.0
6.	Solid Waste segregation & disposal	8.0		3.0
7.	RWHP	20.0		10.0
8.	Green area development	3.0		1.0
Total		88.50	5.5	17.0
Monitoring Plan			5.90	6.90

Sr. No.	Activities	Budget Allocation (In Rs)	Timeline
1	Distribution of Jute Bags under supervision District administration @ 7500 bags	Rs 22.0 Lakhs	End of November 2023
2	100 Solar Lights (40W) at Village Issewal District Ludhiana	Rs 25.0 Lakhs	August 2024
3	Mechanical Composter (0.5Ton/day) at village Issewal Gurdwara sahib Ldh	Rs 50.0 Lakhs	Before monsoon seasons June -2025
4	Providing RWH System, Toilets (Boys & Gils) and solar Power Plant 20KW Govt Primary School Village Issewal Ludhiana	Rs 25.0 Lakhs	In financial year 2026
Total		Rs 122.0 Lakhs	

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.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) Sh. Harjot Singh, Manager, M/s Umbera Group
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr No.	Observations	Reply
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 main sewer.	The land area which was to be used for on to land for plantation belongs to the company and registered deed was executed in the name of our company. The treated waste water will be discharged through pipeline at the site it is only 84 mtr.
2	The Project Proponent shall submit the land ownership documents of the land area measuring 13570.72 Sqm.	Land documents submitted.

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.	Undertaking with regard to non-involvement of the land area under forest area, PLPA & Wildlife is attached.
4	The Project Proponent shall provide the details of additional Environmental Activites.	Jute Bags 15000 = 22.50 Lacs Solar Lights 100 = 25 lacs Mechanical Composter at village Issewal Gurdwara sahib = 50 Lacs RWH, Toilets and solar power at government school= 25 Lacs

The Committee observed that the Project Proponent proposed to develop the land area measuring 6 Kanal under Karnal Technology at a distance of 84 meter from the project site. The Committee asked the Project Proponent to submit the alternative scheme for the utilization of excess treated waste water within the project.

After detailed deliberations, the Committee decided to defer the case till the Project Proponent submit the alternative scheme for the utilization of excess treated waste water within the project.

Item No.265.04: Application for Environment clearance for expansion under EIA notification dated 14.09.2006 for group housing project namely “Medallion” at Site No. 4 & 5, IT City, Sector-82-Alpha, District SAS Nagar (Mohali), Punjab by M/s JMT Housing Pvt Ltd (Proposal No. SIA/PB/INFRA2/436596/2023).

The Project Proponent was granted Environmental Clearance vide MoEF&CC letter No. F. No. 21-97/2020-IA-III dated 13.01.2021 for construction of group housing project namely Medallion” with built up area of 1,23,276.087 sqm. The total site area of the project was 8.610 acres.

Thereafter, project proponent was granted Terms of Reference vide SEIAA letter No. 380 dated 07.09.2022 under violation category for carrying out EIA study for obtaining Environmental Clearance under the EIA Notification dated 14.09.2006 for expansion of group housing project. However, specific ToR in compliance to the OM dated 07.07.2021 for damage assessment, remediation & community augmentation plan has not been issued by SEIAA to the Project Proponent.

The project proponent has applied Environmental Clearance for expansion under EIA notification dated 14.09.2006 for group housing project namely “Medallion” at Site No. 4 & 5, IT City, Sector-82-Alpha, District SAS Nagar (Mohali), Punjab. The land area of the project is 8.61 acres having built up area increased from 1,23,276.087 sqm to 1,74,550.98 sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted EIA report, online form, checklist, compliance of ToR and Certified compliance report of the EC conditions. He has also deposited Rs. 12,820/- vide UTR No. AXSK221920013566 dated 11.07.2022 and Rs. 38,455/- vide UTR No. AXSK231810010872 dated 30.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7637 dated 05.10.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 14.09.2023 and it was observed as under:

- 1. As per the site show by the representative the Project Proponent construction work of 6 No. towers was being carried out and about 40% of construction work of the existing project has been completed and the built up area constructed is within the existing Environmental Clearance granted to it.*
- 2. As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

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

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific sitting 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 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) Sh. Simar Singh, Director M/s JMT Housing Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Expansion of Group Housing project namely "Medallion" by M/s JMT Housing Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/436596/2023
1.3	Location of Project:	Located at Site No. 4 & 5, IT City, Sector 82-Alpha, S.A.S. Nagar (Mohali), Punjab.

1.4	Details of Land area & Built up area:	<p>Total Site Area = 8.61 acres (34,843.378 m²) Built-up Area = 1,74,550.98 m²</p> <p style="text-align: center;"><u>Table: Comparison of Area Statement w.r.t Earlier EC & as per revised approved layout</u></p> <table border="1" data-bbox="586 352 1414 730"> <thead> <tr> <th data-bbox="586 352 678 569">Sr. No.</th> <th data-bbox="678 352 857 569">Description</th> <th data-bbox="857 352 1040 569">Area as per Earlier EC</th> <th data-bbox="1040 352 1203 569">Proposed</th> <th data-bbox="1203 352 1414 569">Area as per revised approved Layout</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 569 678 621">1.</td> <td data-bbox="678 569 857 621">Plot Area</td> <td colspan="3" data-bbox="857 569 1414 621">34,843.378 m² (8.61 acres)</td> </tr> <tr> <td data-bbox="586 621 678 730">2.</td> <td data-bbox="678 621 857 730">Built-up area</td> <td data-bbox="857 621 1040 730">1,23,276.087 m²</td> <td data-bbox="1040 621 1203 730">51,274.893 m²</td> <td data-bbox="1203 621 1414 730">1,74,550.98 m²</td> </tr> </tbody> </table>	Sr. No.	Description	Area as per Earlier EC	Proposed	Area as per revised approved Layout	1.	Plot Area	34,843.378 m ² (8.61 acres)			2.	Built-up area	1,23,276.087 m ²	51,274.893 m ²	1,74,550.98 m ²
Sr. No.	Description	Area as per Earlier EC	Proposed	Area as per revised approved Layout													
1.	Plot Area	34,843.378 m ² (8.61 acres)															
2.	Built-up area	1,23,276.087 m ²	51,274.893 m ²	1,74,550.98 m ²													
1.5	Category under EIA notification dated 14.09.2006	8(b)															
1.6	Cost of the project	<p>Total project cost after expansion is estimated to be Rs. 450 Crores. Comparison details as per earlier EC accorded is given below:</p> <table border="1" data-bbox="586 926 1414 1094"> <thead> <tr> <th data-bbox="586 926 727 1031">Project Cost</th> <th data-bbox="727 926 967 1031">EC Accorded</th> <th data-bbox="967 926 1174 1031">Proposed</th> <th data-bbox="1174 926 1414 1031">Total (after Expansion)</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 1031 727 1094"></td> <td data-bbox="727 1031 967 1094">Rs. 300 Crores</td> <td data-bbox="967 1031 1174 1094">Rs. 150 Crores</td> <td data-bbox="1174 1031 1414 1094">Rs. 450 Crores</td> </tr> </tbody> </table>	Project Cost	EC Accorded	Proposed	Total (after Expansion)		Rs. 300 Crores	Rs. 150 Crores	Rs. 450 Crores							
Project Cost	EC Accorded	Proposed	Total (after Expansion)														
	Rs. 300 Crores	Rs. 150 Crores	Rs. 450 Crores														
2.	Site Suitability Characteristics																
2.1	Whether project is suitable as per the provisions of Master Plan:	The allotment letter has already been issued to the promoter company.															
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<ol style="list-style-type: none"> Allotment letter vide memo No. 22335 dated 17.05.2018 issued by GMADA for land measuring 4.04 acres in the name of JMT Contractors Pvt Ltd through Smt. Kiran Singh (Director), submitted. Allotment letter vide memo No. EO/2019/26102 dated 02.05.2019 issued by GMADA for land measuring 4.57 acres in the name of JMT Contractors Pvt Ltd, submitted. 															
3	Forest, Wildlife and Green Area																
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. An undertaking in the prescribed format submitted.															

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. An undertaking in the prescribed format submitted.			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in the prescribed format submitted. The project is situated at crow fly distance of 9.5 Km from the nearest sanctuary namely city bird sanctuary.			
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No			
3.5	Green area requirement and proposed No. of trees:	Total green area: 9,216.51 sq.m. (@ 26.45% of site area). Proposed trees to be planted: 780 trees			
4.	Configuration & Population				
4.1	<u>Comparison of details between EC accorded, Proposed and total (after Expansion)</u>				
	Sr. No.	Description	EC accorded	Proposed	Total (after Expansion)
	1.	Total Site Area	34,843.378 m ² (8.61 acres)		
	2.	Built up Area	1,23,276.087 m ²	51,274.893 m ²	1,74,550.98 m ²
	3.	Components	660 Residential Flats (132 nos. of 4 BHK & 528 nos. of 3 BHK) , 1 Club House, 30 shops along with basketball court, tennis court, cricket practice area	30 nos. of pent house, 17 commercial shops and 47 basement stores	690 Residential Flats (132 nos. of 4 BHK & 528 nos. of 3 BHK) including 30 nos. of pent house, 1 Club House, 47 commercial shops and 47 basement stores along with basketball court, tennis court, cricket Practice area
	4.	Estimated Population	4,496 Persons	484 Persons	4,980 Persons
	5.	Total Water Requirement	552.7 KLD	-11.7 KLD	541 KLD
	6.	Fresh Water Demand	365 KLD	-12 KLD	353 KLD
	7.	STP capacity	500 KLD		

8.	Parking provision	1,407 Nos.	108 ECS	1,515 ECS
9.	Solid waste generation	1,691 kg/day	34 kg/day	1,725 kg/day
10.	Rain water recharging pits	5 Nos.	-	5 Nos.
11.	Power Load	3,477 KW	371.63 KW	3848.63 KW
12.	DG sets	6 DG sets (750 KVA each)	8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA each capacity)	
13.	Project Cost	Rs.300 Crores	Rs. 150 Crores	Rs. 450 Crores

Tower Wise Unit Details:

Tower	EC Accorded			Total After Expansion		
	Floors	Units	Total Built-up Area (sq.m.)	Floors	Units	Total Built-up Area (sq.m.)
T-1	Stilt to 22 nd Floor	44	10,973.701	B+ 2 Stilt to 24 th Floor	46	12,074.342
T-2	Stilt to 22 nd Floor	44	11,043.834	B+ 2 Stilt to 24 th Floor	46	12,109.729
T-3	Stilt to 22 nd Floor	44	10,973.701	2 Stilt to 24 th Floor	46	12,047.042
T-4	Stilt to 22 nd Floor	88	12,070.85	2 Stilt to 24 th Floor	92	13,564.396
T-5	Stilt to 22 nd Floor	88	15,944.925	2 Stilt to 24 th Floor	92	17,607.88
T-6	Stilt to 22 nd Floor	88	12,070.85	2 Stilt to 24 th Floor	92	13,564.396
T-7	Stilt to 22 nd Floor	88	15,944.925	2 Stilt to 24 th Floor	92	17,607.88
T-8	Stilt to 22 nd Floor	88	15,944.925	B+ 2 Stilt to 24 th Floor	92	17,607.88
T-9	Stilt to 22 nd Floor	88	15,944.925	B+ 2 Stilt to 24 th Floor	92	17,635.772
Club House	S+G+1+ toilets	1 nos.	1,360.101	G+3	1 nos.	2,191.68
Commercial Shops/Stores	G	30 nos.	1,003.353	G	47 nos.	1,563.575

4.2 Population details

EC accorded, Proposed and Total (after Expansion)				
Population details	EC Accorded	Proposed	Total (After Expansion)	
		4,496 persons	484 Persons	4,980 Persons
Population Calculations (After Expansion) As per the approved layout				
S. No.	Details	Units/ Area	Criteria	Population (No.)
1.	4 BHK Flats	132 Nos.	6 persons / flat	792
2.	3 BHK Flats	528 Nos.	5 persons / flat	2,640
3.	Pent House	30 Nos.	7 persons / Pent house	210
4.	Commercial Shops (47 Nos.)	1,563.58 sq.m.	@ 3 sq.m. per person	521
5.	Basement Stores (47 Nos.)	1358.371 sq.m.	@ 3 sq.m. per person	453
6.	Visitors		@ 10% of Residential Population	364
Total Population				4,980 persons
5	Water			
5.1	Water details:			
S. No.	Description	Population	Water Consumption (in lpcd)	Total Water Requirement
1.	Residential Population (Residential Flats & Pent House)	3,642	135	492 KLD
2.	Floating population (Commercial Shops, Basement Stores)	974	45	44 KLD
3.	Visitors	364	15	5 KLD
Total				541 KLD
Flushing Water Requirement (After Expansion)				
S. No.	Description	Population	Flushing Water Requirement (lpcd)	Total Water Requirement

1.	Residential Population (Residential Flats & Pent House)	3,642	45	164 KLD
2.	Floating population (Commercial Shops, Basement Stores)	974	20	20 KLD
3.	Visitors	364	10	4 KLD
Total				188 KLD

Water Demand & Wastewater Generation Details (After Expansion)

S. No.	Details	Demand (KLD)
1.	Total water req.	541 KLD
2.	Flushing water req.	188 KLD
3.	Fresh Water Demand (1-2)	353 KLD
4.	Wastewater Generated (@ 80%)	433 KLD
5.	Treated water Generated (@ 98%)	424 KLD
6.	Green area req. 9,216.51 sq.m.	
	• Summer (@ 5.5 lt./m ² /day)	51 KLD
	• Winter (@ 1.8 lt./m ² /day)	17 KLD
	• Monsoon (@ 0.5 lt./m ² /day)	5 KLD

5.2	Source:	GMADA supply or Borewells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Permission letter for abstraction of 440.8 KLD of fresh water submitted.
5.4	Total wastewater generation:	433 KLD
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	433 KLD of sewage will be generated from the project which will be treated in proposed STP of capacity 500 KLD based on SBR technology.
5.6	Treated wastewater for flushing purpose:	188 KLD

5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 51 KLD Winter: 17 KLD Monsoon: 5 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed to GMADA Sewer as per allotment letter.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>541 KLD</td> <td>433 KLD</td> <td>424 KLD</td> <td>188 KLD</td> <td>Summer: 51 KLD Winter: 17 KLD Monsoon: 5 KLD</td> <td>Summer: 185 KLD Winter: 219 KLD Monsoon: 231 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	1.	541 KLD	433 KLD	424 KLD	188 KLD	Summer: 51 KLD Winter: 17 KLD Monsoon: 5 KLD	Summer: 185 KLD Winter: 219 KLD Monsoon: 231 KLD	
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5.10	Rain water harvesting proposal:	Ground water recharging will be done by 5 nos. of Rain water recharging pits to compensate the abstraction of ground water. Service layout showing location of 5 rain water recharging pits.														
6	Air															
6.1	Details of Air Polluting machinery:	8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA each capacity each)														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	1,725 kg/day														
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Biodegradable waste will be composted by use of Composter of total capacity 1,000 kg/day. Inert waste will be dumped to authorized dumping site. The recyclable waste shall be sold to resellers.														
7.3	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.														

8	Energy Saving & EMP																													
8.1	Power Consumption:	<p>Total power demand for the proposed project will be 3,848.63 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).</p> <p style="text-align: center;">Table: Comparison of Power Load and DG set details from EC Accorded, Proposed and Total (after Expansion)</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>EC Accorded</th> <th>Proposed</th> <th>Total (after Expansion)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Power Load</td> <td>3,477 KW</td> <td>371.63 KW</td> <td>3848.63 KW</td> </tr> <tr> <td>2.</td> <td>DG sets</td> <td>6 DG sets (750 KVA each)</td> <td>8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA capacity each)</td> <td></td> </tr> </tbody> </table>	Sl. No.	Description	EC Accorded	Proposed	Total (after Expansion)	1.	Power Load	3,477 KW	371.63 KW	3848.63 KW	2.	DG sets	6 DG sets (750 KVA each)	8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA capacity each)														
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8.2	Energy saving measures:	<p>Solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 2,384.52 sq.m. which is @ 30% of roof top area which will generate 198 KW of power generation. Further, use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED.</p>																												
8.3	<p>Details of activities under Environment Management Plan.</p> <p>EMP Budget during Construction & Operation Phase</p> <table border="1"> <thead> <tr> <th rowspan="2">S.No.</th> <th rowspan="2">Title</th> <th colspan="2">Remaining Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (Rs. Lakhs)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)</td> <td>10 (Rs. 15 Lakhs has already been spent)</td> <td>2</td> <td>2</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control/ Sewage Treatment Plant (Installation of STP 500 KLD capacity)</td> <td>100</td> <td>3</td> <td>8</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control</td> <td>2</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Landscaping and development of green area</td> <td>200 (Rs. 1.5 lakhs have already been spent on landscaping on</td> <td>-</td> <td>8</td> </tr> </tbody> </table>		S.No.	Title	Remaining Construction Phase		Operation Phase	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)	1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2	2	2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 500 KLD capacity)	100	3	8	3.	Noise Pollution Control	2	0.5	0.5	4.	Landscaping and development of green area	200 (Rs. 1.5 lakhs have already been spent on landscaping on	-	8
S.No.	Title	Remaining Construction Phase			Operation Phase																									
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4.	Landscaping and development of green area	200 (Rs. 1.5 lakhs have already been spent on landscaping on	-	8																										

		account of planting of trees)		
5.	Solid Waste Management (Installation of Composter of total capacity 1000 kg)	40	1	6
6.	Rain water harvesting (5 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
9.	Miscellaneous	10	5	5
		432	19.5	43.5
Further, Rs. 1.50 Crores (@ 1% of the expansion project cost) will be spent under additional environmental activities. Details regarding the same will be submitted during the SEAC, Punjab meeting.				

During meeting, the Committee perused SEIAA letter No. 380 dated 07.09.2022 vide which ToR had been granted and observed that the project has been considered under the violation category. The Project Proponent apprised the Committee that the project doesn't cover under violation category and the same has been inadvertently mentioned in the SEIAA letter. In this regard, the Committee asked the Project Proponent to amend the ToR letter issued by SEIAA.

The Committee further observed that the Project Proponent has not proposed the details of activities to be carried out under Additional Environmental Activities.

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

1. The Project Proponent shall make suitable amendment in the ToR letter No. 380 dated 07.09.2022 issued by SEIAA with regard to consideration of case under violation category.
2. The Project Proponent shall submit details of the activities under the Additional Environmental Activities.

Item no 265.05 Application for Environmental Clearance under EIA notification dated 14.09.2006 for commercial project namely “Veer walk” at village Kamboh (H.B. No. 348), Ajnala Road, Tehsil and Distt. Amritsar, Punjab by M/s Veer Colonisers & Builders Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/442585/2023)

The Project Proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for development of plotted commercial project namely “Veer Walk” at village Kamboh (H.B. No. 348), Ajnala Road, Tehsil and Distt. Amritsar, Punjab.

The total land area of the project is 55,338.74 (13.6745 acres) having built up area of 68,654.246 sq.m. The Project Proponent proposed to develop 96 Commercial Plots i.e. (95 SCOs (G+3) and 1 Drive Through (G+1). The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has deposited Rs. 1,37,310/- vide NEFT UTR No. YESB32471316118 dated 04.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 3308 dated 19.10.2023 furnished the latest construction status report is as under:

“Accordingly, the site was visited by AEE of this office on 27.09.2023 and observed the following:

- 1. The site is located on the left side of the road leading from Amritsar to Raja Sansi in the area of Village Kambo opposite to Indian Oil Petrol Pump located on the right side of the road.*
- 2. Only the boundary has been marked with flex to cover the construction site. No construction observed at site during visit, except for boundary wall at isolated places to secure the land/site.*
- 3. Following is the detail of the physical structure within 500m of the site:*
 - a. The three sides of the site are surrounded by agricultural land and the Amritsar-Ajnala road is located on the fourth side.*
 - b. A drain is located approximately 150m from the boundary of the project towards Raja Sansi.*
 - c. A Government Middle School is located at approximately 300m from the backside of the project.*
 - d. No industry is located within 500m of the project site.*
 - e. A banquet hall namely Meera Farm is located 200m towards Amritsar.*
- 4. The Project Proponent has obtained CLU for commercial colony for partial land (Area 4.384 acre) at Village Kambo, Ajnala road, Amritsar issued by the Chief Administrator, ADA, PUDA, Amritsar and also obtained CTE from PPCB.*

5. *The site is meeting the prescribed criteria for setting up of such types of projects provided it obtains area classification certificate for the whole land from the concerned authority before start of development works.”*

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) Mr. Varun Aggarwal, Manager M/s Veer Colonisers.
- (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 “Veer Walk” by M/s Veer Colonisers & Builders Pvt. Ltd
1.2	Proposal:	SIA/PB/INFRA2/442585/2023
1.3	Location of Project:	Village Kamboh (H.B. No. 348), Ajnala Road, Tehsil and Distt. Amritsar, Punjab.
1.4	Details of Land area & Built up area:	Total Site Area=55,338.74 (13.6745 acres) Net Planned Area=51,139.294 (12.6369 acres) Built-up Area = 68,654.246 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 35.2543 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Amritsar, project site falls within proposed mixed land use. Master Plan showing the project site is earmarked.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of Land Use (CLU) has been obtained from the Chief Administrator, Amritsar Development Authority (ADA), PUDA Bhawan, Amritsar Memo no. CA-ADA-CLU-2023 dated 16.01.2023 for 4.384 acres. Application dated 28.08.2023 submitted to Amritsar Development Authority for approval of CLU/layout plan for the

		total land area of 13.6745 acre. Acknowledgement of the application submitted.																				
3.	Forest, Wildlife and Green Area																					
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	NOC issued by DFO vide no. -4/2023/6994 dated 28.03.2023 submitted, wherein it has been mentioned that no forest land area is involved in the project.																				
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No land area is closed under PLPA 1900. Self-declaration in the prescribed format submitted.																				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, bird or wildlife sanctuary falls within the 10 Km radius of the project site. Self-declaration in the prescribed format submitted.																				
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	The project does not fall in the Eco-Sensitive Zone.																				
3.5	Green area requirement and proposed No. of trees:	Total proposed green area = 3181.6 sq.m. No. of trees required = 640 trees No. of trees proposed = 655 trees																				
4.	Configuration & Population																					
4.1	Proposal & Configuration The overall project will comprise of 96 Commercial Plots i.e. (95 SCOs (G+3) and 1 Drive Through (G+1))																					
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4.2	Population details	Total Population = 11,727 persons.																				

		Description	Factors as per NBC (Number of people)	Area (in sq.m.)	Population (in No.)																																																		
		Ground Floor	3 m ² /person	14,280.286	4760																																																		
		Upper Floors	6 m ² /person	41,800.353	6,967																																																		
		Sub Total			11,727 no.																																																		
		Staff (@ 10%)			1,173 no.																																																		
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5.1	<p>Total fresh water requirement: Fresh water requirement of the project will 83 KLD.</p> <p style="text-align: center;"><u>Water demand & wastewater generation calculations</u></p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Details</th> <th>Population</th> <th>Criteria</th> <th>Water Demand (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Staff</td> <td>1,173.</td> <td>@ 45 lpcd</td> <td>53 KLD</td> </tr> <tr> <td>2.</td> <td>Visitors</td> <td>10,554</td> <td>@ 15 lpcd</td> <td>158 KLD</td> </tr> <tr> <td>3.</td> <td colspan="3" style="text-align: center;">Total Water Requirement (A)</td> <td>211 KLD</td> </tr> <tr> <td>4.</td> <td colspan="3">Wastewater Generation (@ 80% of water requirement)</td> <td>169 KLD</td> </tr> <tr> <td>5.</td> <td colspan="3" style="text-align: center;">STP #(STP will be installed in 3 modules)</td> <td>200 KLD capacity</td> </tr> <tr> <td>6.</td> <td colspan="3">Treated Sewage (@ 98%) after treatment in STP</td> <td>166 KLD</td> </tr> <tr> <td>7.</td> <td colspan="3" style="text-align: center;">Flushing Water Requirement (B) (@ 20 lpcd for staff & @ 10 lpcd for visitors)</td> <td>128 KLD 23 KLD 105 KLD</td> </tr> <tr> <td>8.</td> <td colspan="3">Total Fresh Water Demand (A-B)</td> <td>83 KLD (211 KLD -128 KLD)</td> </tr> <tr> <td>9.</td> <td colspan="3">Green area water req. for 3,181.62 sq. m. Summer (@ 5.5 lt./m²/day) Winter (@ 1.8 lt./m²/day) Monsoon (@ 0.5 lt./m²/day)</td> <td>17 KLD 6 KLD 2 KLD</td> </tr> </tbody> </table> <p><i>*NBC, 2016 Water Norms</i></p> <p><i>#STP will be installed in 3 modules i.e. 50 KLD + 75 KLD + 75 KLD.</i></p>					Sl. No.	Details	Population	Criteria	Water Demand (KLD)	1.	Staff	1,173.	@ 45 lpcd	53 KLD	2.	Visitors	10,554	@ 15 lpcd	158 KLD	3.	Total Water Requirement (A)			211 KLD	4.	Wastewater Generation (@ 80% of water requirement)			169 KLD	5.	STP #(STP will be installed in 3 modules)			200 KLD capacity	6.	Treated Sewage (@ 98%) after treatment in STP			166 KLD	7.	Flushing Water Requirement (B) (@ 20 lpcd for staff & @ 10 lpcd for visitors)			128 KLD 23 KLD 105 KLD	8.	Total Fresh Water Demand (A-B)			83 KLD (211 KLD -128 KLD)	9.	Green area water req. for 3,181.62 sq. m. Summer (@ 5.5 lt./m ² /day) Winter (@ 1.8 lt./m ² /day) Monsoon (@ 0.5 lt./m ² /day)			17 KLD 6 KLD 2 KLD
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5.2	Source:	Borewells (Ground Water)																																																					

5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application submitted for obtaining permission for ground water abstraction.					
5.4	Total wastewater generation:	169 KLD					
5.5	Treatment methodology: (STP capacity, technology & components)	Proposed STP of 200 KLD capacity based on MBBR Technology followed by UF. STP will be installed in 3 modules i.e. 50 KLD + 75 KLD + 75 KLD.					
5.6	Treated wastewater for flushing purpose:	Total treated water for flushing = 128 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 17 KLD Winter: 6 KLD Monsoon: 2 KLD					
5.8	Utilization/Disposal of excess treated wastewater.	Permission for discharging the excess treated wastewater into public sewer issued by Executive Engineer (O&M), Municipal Corporation, Amritsar vide letter No. 132 dated 04.08.2023 submitted.					
5.9	Cumulative Details:						
	S.No	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD
	1.	211 KLD	169 KLD	166 KLD	128 KLD	Summer- 17 KLD Winter- 6 KLD Monsoon- 2 KLD	Summer- 21 KLD Winter- 32 KLD Monsoon -36 KLD
5.10	Rain water harvesting proposal:	Total 10 nos. of RWH harvesting structures have been proposed within the project to recharge the groundwater.					
6	Air						
6.1	Details of Air Polluting machinery:	Total 2 DG sets of capacity 12.5 KVA each (10 KW each) has been proposed for standby use for essential services such as STP, Borewells, etc.					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					

7	Waste Management																					
7.1	Total quantity of solid waste generation	<p>Total solid waste generation after full occupancy = 2,346 kg/day</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Details</th> <th>Population</th> <th>Criteria (kg/capita/day)</th> <th>Solid Waste Generation (kg/day)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Staff</td> <td>1,173</td> <td>0.2 kg/capita/day</td> <td>235</td> </tr> <tr> <td>2.</td> <td>Visitors</td> <td>10,554</td> <td>0.2 kg/capita/day</td> <td>2,111</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total</td> <td>2,346 kg/day</td> </tr> </tbody> </table>	Sl. No.	Details	Population	Criteria (kg/capita/day)	Solid Waste Generation (kg/day)	1.	Staff	1,173	0.2 kg/capita/day	235	2.	Visitors	10,554	0.2 kg/capita/day	2,111	Total				2,346 kg/day
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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	<p>Yes, a separate area has been earmarked on layout plan for the segregation of solid waste. Layout plan showing solid waste segregation area is submitted.</p> <p>Biodegradable waste will be converted into manure using 2 composters of 500 kg capacity each. The recyclable waste shall be sold to resellers. While, domestic hazardous waste will be disposed off to authorized vendors. Inert waste will be dumped to authorized dumping site at our own cost. Also, STP sludge will be dried and used as manure for green area development within the project.</p>																				
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be 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 requirement for the proposed project will be 5908.79 KW. The power shall be supplied by Punjab State Power Corporation Limited (PSPCL).																				
8.2	Energy saving measures:	Energy Conservation measures like LED lights, etc. will be provided by individual plot owners within the project.																				
8.3	Details of activities under Environment Management Plan.																					
	<table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Title</th> <th rowspan="2">Capital Cost (In Lakhs)</th> <th colspan="2">Recurrring cost (In Lakhs/Annun)</th> </tr> <tr> <th>Construction phase</th> <th>Operation Phase</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)</td> <td>10</td> <td>1</td> <td>0.5</td> </tr> </tbody> </table>	Sr. No.	Title	Capital Cost (In Lakhs)	Recurrring cost (In Lakhs/Annun)		Construction phase	Operation Phase	1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	1	0.5									
Sr. No.	Title				Capital Cost (In Lakhs)	Recurrring cost (In Lakhs/Annun)																
		Construction phase	Operation Phase																			
1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	1	0.5																		

2.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	1	0.5
3.	Water Pollution Control (STP of 200 KLD capacity based on MBBR technology followed by UF) (STP to be installed in 3 modules of 50 + 75 + 75 KLD)	75	1.5	5
4.	Landscaping (planting & maintenance of 655 trees)	15	-	5*
5.	Solid Waste Management (2 composters of 500 kg each)	35	2	3
6.	Rain water Harvesting (10 pits)	20	0.5	3
7.	Energy Conservation (LED lights in common areas, etc.)	10	1	0.5
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	1	1.5
Total		172	8	19

Rs. 35.50 Lakhs (i.e. @ 1% of total project cost i.e 35.2543 crores) has been reserved for undertaking Additional Environment Activities.

Sr. No.	Activities	Amount (in Lakhs)
1.	Pond Adoption (Desilting & Cleaning of 2 acres' pond) in Village Kamboh.	25.50
2.	Maintenance of 1.5 acre park in Village Kamboh.	10.00
Total		Rs. 35.50 Lakhs

The Committee was satisfied with presentation given by the Project Proponent and 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 "Veer walk"

in the land area of the project is 55,338.74 (13.6745 acres) having built up area of 68,654.246 sq.m at village Kamboh (H.B. No. 348), Ajnala Road, Tehsil and Distt. Amritsar, 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

- iv) The 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)	Recurring cost (In Lakhs/Annum)	
			Construction phase	Operation Phase
9.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	1	0.5
10.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	1	0.5
11.	Water Pollution Control (STP of 200 KLD capacity based on MBBR technology followed by UF) (STP to be installed in 3 modules of 50 + 75 + 75 KLD)	75	1.5	5
12.	Landscaping (planting & maintenance of 655 trees)	15	-	5*
13.	Solid Waste Management (2 composters of 500 kg each)	35	2	3
14.	Rain water Harvesting (10 pits)	20	0.5	3
15.	Energy Conservation (LED lights in common areas, etc.)	10	1	0.5
16.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	1	1.5
	Total	172	8	19

Rs. 35.50 Lakhs (i.e. @ 1% of total project cost i.e 35.2543 crores) has been reserved for undertaking Additional Environment Activities.

Sr. No.	Activities	Amount (in Lakhs)
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1.	Pond Adoption (Desilting & Cleaning of 2 acres' pond) in Village Kamboh.	25.50
2.	Maintenance of 1.5 acre park in Village Kamboh.	10.00
Total		Rs. 35.50 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. 265.06: Application for Environmental Clearance of Group Housing Project namely “Marbella Royce” at Project Site no-7, Block-C, Sector-83, Alpha IT city, Mohali, Punjab by M/s Garg Builders & Promoters LLP. (Proposal no. SIA/PB/INFRA2/449597/2023).

The Project Proponent was granted Terms of Reference vide letter No. 852 dated 14.07.2023 for carryout EIA study for group housing project namely “Marbella Royce” at Project Site no-7, Block-C, Sector-83, Alpha It city, Mohali, Punjab. The total land area of the project at the time of ToR was 32423.71 sqm having built up area of the 2,57,888.697 sqm.

The Project Proponent has submitted final EIA report after incorporating compliance of Terms of Reference under EIA Notification dated 14.09.2006 for obtaining Environment Clearance for Group housing project namely “Marbella Royce”, Project Site no-7, Sector-83, Alpha IT city, Mohali, Punjab.

The total land area of the project is 32423.71 sqm having built up area 259524.61 Sqm. The Project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has also deposited Rs 2,88,362/- vide UTR No. HDFCR52023061063232727 dated 10-06-2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 8165 dated 25.10.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 23.10.2023 and it was observed as under:

1. *As per the site shown by the representative, only the boundary wall has been constructed for the securing the pot and 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

3. There is no drain, river, eco-sensitive structure within 500m boundary of the project site.
4. The site is complying with general siting criteria as per policy dated 30.04.2013 and specific sitting 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 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) 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 group housing Project namely “ Marbella Royce” by M/s Garg Builders & Promoters LLP.
1.2	Proposal:	SIA/PB/INFRA2/449597/2023
1.3	Location of Project:	Project Site no-7, Sector-83, Alpha It city, Mohali , Punjab
1.4	Details of Land area & Built up area:	Plot area: 32423.71 Sqm and built-up area will be 259524.61 Sqm
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) - ‘Building & Construction Project’ as built-up area will be 259524.61 Sqm
1.6	Cost of the project (Rs. in crores)	658 Cr
2.	Site Suitability Characteristics	

2.1	Whether project is suitable as per the provisions of Master Plan:	Allotment letter issued by GMADA with details as under:	
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter for group housing project issued by GMADA vide Memo No. 0 dated 20.04.2023 at site No. 7 for land area measuring 32423.71 sqm issued in the name of M/s Garg Builders & Promoters LLP through Deepak Garg 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, self-declaration in the prescribed format 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. Self-declaration in the prescribed format submitted	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, the project does not require clearance under Wildlife Protection Act 1972.	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.	
3.5	Green area Requirement and proposed No. of trees:	Total green area: 8671.64 Sqm Proposed trees to be planted: 1150 nos	
4.	Details of Population		
4.1	3308		
	Description	Unit	Population
	No. of flats 652	652 flats @ 5 residents each per flat	3260
	No. of shops 24	24 Shops @ 2 Persons	48 Persons
5.1	Source:	Bore wells	
5.2	Water requirement, wastewater generation & treated wastewater utilization:		
	Description	Criteria	Quantity
	Flats Population	3260 @ 135 lpcd	440 KLD
	Shops	48 @ 45 lpcd	2 KLD

	Green area	8671.64 sqm @ 5.5 ltr/sqm	48 KLD				
	Domestic Water required		442 KLD				
	Total flow to STP @ 80%	(Domestic Water)	354 KLD				
	Flushing	3260 @ 45 lpcd	147 KLD				
	Into sewer		159 KLD				
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.					
5.3	Total wastewater generation:	354 KLD					
5.4	Treatment methodology: <i>(STP capacity, technology & components)</i>	354 KLD of wastewater will be generated from the project which will be treated in proposed STP of 525 KLD capacity based on SBR Technology followed by UF.					
5.5	Treated wastewater for flushing purpose:	147 KLD					
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 48 KLD Winter: 15 KLD Monsoon: 4 KLD					
5.7	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer. Application has been filed to GMADA for sewerage connection.					
5.8	Cumulative Details:						
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	442 KLD	354 KLD	354 KLD	147 KLD	Summer: 48 KLD Winter: 15 KLD Monsoon: 4 KLD	Excess will be disposed to MC sewer. Summer: 159 KLD Winter: 192 KLD

							Monsoon : 203 KLD
5.9	Rain water harvesting proposal:	8 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:	DG set of 1x 500 KVA, 2x1010KVA 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	Total (kg/day)					
		1314					
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. 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 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)		4500			
		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.
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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	3.0	1.5	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	4.0	4.0	--
5.	Sewage Treatment Plant	100.0	---	8.0
6.	Solid waste Management	50.0	--	10.0
7.	Green belt development	20.0	--	18.0
8.	Rain water harvesting	8.0	--	3.0
9.	Smog gun	6.0	2.0	--
Total		Rs. 201.50 Lakhs	Rs. 11.50 Lakhs	Rs. 39.00 Lakhs

Additional Environmental Activities:

Sr. No.	Activities	Budget Allocation (In Rs)	Timeline
1	Distribution of Jute Bags with the help of Administration @ 10000 Bags	Rs 30.0 Lakhs	End of December 2023
2	Renovation of Buildings / Boundary wall, Providing RWH, Solar power 30KW at Gaushala SAS Nagar Mohali	Rs 70.0 Lakhs	August 2024
3	Mechanical Composter (0.5Ton/day) in Gurdwara Amb Sahib SAS Nagar Mohali	Rs 50.0 Lakhs	March -2025
4	Construction of Multiple purpose Stadium in District Barnala under supervision of District	Rs. 310.0 Lakhs	Start on March 2024 and completed in the month of December

	administration		2027
5	Construction of Toilets (Girls & Boys), RHW, Solar power (25KW) in 3no. Govt. School in district Mohali	Rs 100.0 Lakhs	In financial year 2026
6	Rejuvenation of 3 village pond as per Baba Sanchhewal Model in District Mohali	Rs 100.0 Lakhs	Before monsoon seasons June -2027
Total		Rs 660.0 Lakhs	

During meeting, the Committee observed that the Project Proponent has proposed to plant 1150 No. of trees in the project premises, however, the green area layout plan depicting the running length of the roads and other areas along which trees are to be planted not submitted. The Committee asked the Project Proponent to submit the green area layout plan. Accordingly, the Project Proponent submitted the same.

The Committee was satisfied with presentation given by the Project Proponent and 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 'Marbella Royce' in the land area of the project is 32423.71 sqm having built up area 259524.61 sqm at Project Site no-7, Block-C, Sector-83, Alpha IT city, 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The 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	3.0	1.5	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	4.0	4.0	--
5.	Sewage Treatment Plant	100.0	---	8.0

6.	Solid waste Management	50.0	--	10.0
7.	Green belt development	20.0	--	18.0
8.	Rain water harvesting	8.0	--	3.0
9.	Smog gun	6.0	2.0	--
Total		Rs. 201.50 Lakhs	Rs. 11.50 Lakhs	Rs. 39.00 Lakhs

Additional Environmental Activities:

Sr. No.	Activities	Budget Allocation (In Rs)	Timeline
1	Distribution of Jute Bags with the help of Administration @ 10000 Bags	Rs 30.0 Lakhs	End of December 2023
2	Renovation of Buildings / Boundary wall, Providing RWH, Solar power 30KW at Gaushala SAS Nagar Mohali	Rs 70.0 Lakhs	August 2024
3	Mechanical Composter (0.5Ton/day) in Gurdwara Amb Sahib SAS Nagar Mohali	Rs 50.0 Lakhs	March - 2025
4	Construction of Multiple purpose Stadium in District Barnala under supervision of District administration	Rs. 310 Lakhs	Start on March 2024 and completed in the month of December 2027
5	Construction of Toilets (Girls & Boys), RHW, Solar power (25KW) in 3no. Govt. School in district Mohali	Rs 100.0 Lakhs	In financial year 2026
6	Rejuvenation of 3 village pond as per Baba Sanchhewal Model in District Mohali	Rs 100.0 Lakhs	Before monsoon seasons June -2027
Total		Rs 660.0 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.265.07: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely “Florence Park” located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab by M/s Ambika Realcon Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/438206/2023).

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

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

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

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

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

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

- 1. The proposed site of the project is located at Village Dhode Majra, New Chandigarh, District SAS Nagar, during the visit no construction work was in operation.*
- 2. As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.*
- 3. As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250m from the boundary of the proposed site of the project.*

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

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

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

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

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

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent	Expansion of Group Housing Project “Florence Park” at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.
1.2	Proposal	SIA/PB/INFRA2/438206/2023

1.3	Location of Project	Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.				
1.4	Details of Land area & Built up area	Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Total Site Area	42,334.16 1 sq.m. (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)
		2.	Built-up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(b)				
1.6	Cost of the project	Total project cost after expansion is estimated to be Rs. 398.11 Crores. Comparison details as per earlier EC accorded is given below:				
		Project Cost	EC Accorded (Revised cost)	Proposed (for Expansion)	Total (after Expansion)	
			*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores	
		*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.				
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)	<p>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.</p> <p>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.</p>
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no forest land is involved in the proposed land are of 10.461 acres.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no PLPA land is involved in the proposed land are of 10.461 acres.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	The project does not fall in eco-sensitive zone of City Bird Sanctuary as the project is located at a distance of approx. 11 km from the project location. However, Sukhna Wildlife Sanctuary is located 9.8 km from the project site for which NBWL Clearance is required. Thus, application has already filed vide proposal no. FP/PB/Others/6372/2022 dated

		24.05.2022 and screenshot showing the status of the application is attached with application.		
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 82 km from our project location.		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Project falls outside the eco-sensitive zone of City Bird Sanctuary. However, it falls inside the eco-sensitive zone of Sukhna Wildlife Sanctuary. Thus, application has already been filed for wildlife clearance for the project.		
3.6	Green area requirement and proposed No. of trees:	Total green area after expansion: 11,251.033 sq.m. No. of trees required = 728 trees Proposed trees to be planted: 735 trees.		
4.	Configuration & Population			
4.1	Configuration			
	Sl. No.	Description	EC accorded	Proposed
	1.	Total Site Area	<u>42,334.161</u> sq.m. (10.461 acres)	758.78 sq.m. (0.1875 acre)
	2.	Components	<ul style="list-style-type: none"> 8 Residential Towers 1 Community Building 	<ul style="list-style-type: none"> 1 Tower 1 Villa 8 commercial booths 17 commercial units
	3.	No. of Flats	893 Flats	- 181 Flats
	4.	Built up Area	1,46,613.16 sq.m	17,024.356 sq.m
	5.	Green Area	10,885.50 sq.m	365.533
	6.	Estimated Population	4,527 Persons	-522 Persons
				712 Flats
				43,092.95 sq.m. (10.6485 acres)
				<ul style="list-style-type: none"> 9 Residential Towers 1 Villa 8 commercial booths 17 commercial units 1 Community Center/ nursery school

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	6787.10 8	1,621.3 44	8408.45 2	137.81 1
2	T2A	G+15	9236.57 0	1,649.8 61	10886.4 31	685.96 0

3	T2B	G+15	9882.91 0	1720.4 40	11603.3 5	741.01 3
4	T3	G+15	9236.57 0	1649.8 61	10886.4 31	685.96 0
5	T4	G+18	13359.6 33	2134.2 27	15493.8 6	840.87 0
6	T5	G+18	13359.6 33	2134.2 27	15493.8 6	840.87 0
7	T6	G+18	13002.6 47	2373.0 07	15375.6 53	886.84 7
8	T7	G+18	13002.6 47	2373.0 07	15375.6 53	886.84 7
9	T8	G+18	13002.6 47	2373.0 07	15375.6 53	886.84 7
1 0	Villa	G+2	1128.00	120	1248	376.00
1 1	Guard Room	-	10	0	10	10
<i>Total</i>			1,02,008 .365	18,148. 981	1,20,157 .343	6,979. 025
1 2	Commer cial-1 (8 Booths)	-	294.593	0	294.593	294.59 3
1 3	Commer cial-2 units (9- 17)	-	3,718.29 0	948.91 0	4667.2	941.72 4
1 4	Commer cial-3 units (1- 8)	-	3,311.60 0	831.71 0	4143.31	837.62 0
1 5	Commun ity Center	-	1,367.02 7	0	1367.02 7	793.36 2
1 6	Toilet block	-	36.000	0	36	36
	Total Commer cial		8,727.51 0	1,780.6 20	10508.1 3	2903.2 98
1 7	Basemen t (Comme rcial)	-	0	4,767.4 40	4767.44	0
1 8	Basemen t (Residen tial)	-	0	28,204. 602	28204.6 02	0

	Total		1,10,735	52,901.	1,63,637	9,882.
			.874	644	.516	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 Booth	8	@ 2 persons/booth	16	
	5.	Villa	1	5 persons per Villa	5	
	6.	Community Center	0.34 acre	100 persons/acre	34	
5	Water					
5.1	Total fresh water requirement:		325 KLD			
5.2	Source:		Borewells + GMADA Supply			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		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-PWRDOGENL/37/2021-PWRDA-BR/418 dated 27 th January 2023, our project is exempted from obtaining the permission for abstraction of ground water.			

5.4	Total wastewater generation:	400 KLD														
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	Wastewater will be treated in already installed STP of 600 KLD capacity based on MBBR Technology (installed in 2 modules i.e. 2x300 KLD).														
5.6	Treated wastewater for flushing purpose:	166 KLD														
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be utilized for construction purpose and adjoining area developed under Karnal Technology till GMADA sewer is connected.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Excess will be utilized for construction purpose and onto area reserved for Karnal Technology till GMADA Sewer is connected.</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>491 KLD</td> <td>393 KLD</td> <td>385 KLD in Summer & Winter season and 392 KLD in rainy season</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> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be utilized for construction purpose and onto area reserved for Karnal Technology till GMADA Sewer is connected.	1.	491 KLD	393 KLD	385 KLD in Summer & Winter season and 392 KLD in rainy season	166 KLD	Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD	Summer: 157 KLD Winter: 199 KLD Monsoon: 213 KLD	
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5.10	Rain water harvesting proposal:	<p>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.</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>EC accorded</th> <th>Proposed</th> <th>Total after</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sl. No.	Description	EC accorded	Proposed	Total after									
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)
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
7	Waste Management					
7.1	Total quantity of solid waste generation	1,514 kg/day				
		Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 kg/day
7.2	Details of management and disposal of solid waste (Mechanical	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-				

	Composter/ Compost pits)	biodegradable waste (recyclable waste) will be disposed off 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 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.														
8	Energy Saving & EMP															
8.1	Power Consumption:	Agency: Punjab State Power Corporation Limited (PSPCL). <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>EC accorded</th> <th>Proposed</th> <th>Total after Expansion</th> </tr> </thead> <tbody> <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> </tbody> </table>	Sl. No.	Description	EC accorded	Proposed	Total after Expansion	1.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA				
Sl. No.	Description	EC accorded	Proposed	Total after Expansion												
1.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA												
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.															
	<table border="1"> <thead> <tr> <th rowspan="2">Sl. No.</th> <th rowspan="2">Title</th> <th>Remaining Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (Rs. Lakhs)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air and Noise Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)</td> <td>10</td> <td>1</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 600 KLD capacity, MBBR-UF)</td> <td>10</td> <td>8</td> </tr> </tbody> </table>	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	
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
<p>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.</p>			

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

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

Thereafter, Committee perused the construction status report of the project submitted by Punjab

Pollution Control Board vide letter no. 7225 dated 18.09.2023, wherein it has been mentioned as under:

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

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

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

1. The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.
2. The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.
3. The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.
4. As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.
5. The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.
6. The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

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

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

Consultant presented the case as under:

Sr. No.	ADS Queries	Reply
1.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.	NBWL application has already been submitted vide Proposal No. FB/PB/Others/6372/2022 for obtaining clearance under the provisions of the Wildlife Protection Act, 1972. A copy of NBWL application and screenshot showing the current status submitted.
2.	The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.	<p>Regarding disposal of excess treated waste water, the Project Proponent informed that during rainy season, the quantity of excess treated water generated from the project shall be 220 KLD.</p> <p>As an alternative arrangement, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater generated from the project till GMADA sewer will be connected. Layout plan showing the areas developed under Karnal Technology submitted.</p> <p>Further, Project Proponent informed that the Environmental Clearance has already been granted from SEIAA, Punjab vide Letter No. SEIAA/2561 dated 10.06.2016, in which the quantity of excess treated water discharge was 496 KLD during rainy season which will be discharged into GMADA Sewer.</p> <p>Thus, as per the revised planning, the overall quantity of excess treated water has been reduced from 496 KLD to 220 KLD. Further, recent permission has been obtained from GMADA vide Memo No. GMADA-DE (PH-2)-2023/2063 dated 18.08.2023 for discharging excess treated wastewater into GMADA sewer.</p>
3.	The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.	Adequate energy efficient measures in the form of LEDs instead of CFLs are being provided in the common areas. Also, solar panels of 175 KW capacity are proposed on the roof top of the towers. Presently, overall 40.80 KW of solar panels have already been provided on roof top of the tower nos. 4, 5, 6, 7 & 8.

		Quantification of energy saved for the project is submitted. Terrace layout plan showing the solar panels is submitted.						
4.	As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.	<p>The Project Proponent informed that no construction activity has been carried out beyond the permissible built-up area as per earlier EC granted.</p> <p>As per EC granted, the basement area of 45,021.48 sq.m was approved and break-up of EC accorded built-up area stating the same is submitted.</p> <p>However, as per the revised planning, the basement area has been reduced from 45,021.48 sq.m to 32,972.042 sq.m.</p>						
5.	The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.	<p>Rs. 1.2 Crores has been reserved under CER as per earlier EC letter. Out of which, Rs. 61,91,350/- have been spent against the same. While, remaining amount i.e. 58 lakhs will be spent under:</p> <ul style="list-style-type: none"> • Promoting tree plantations, tree Plantation in nearby surroundings areas. • Rain water harvesting, solar street lighting system in and around the area, etc. <p>Further, as the additional project cost is Rs. 187.98 cr. (Rs. 398.11 Cr. – 210.13 Cr.). Thus, Rs. 1.88 Crores (@ 1% of additional project cost) will be spent under additional environmental activities as given below:</p> <table border="1"> <thead> <tr> <th>Activities</th> <th>Amount (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra</td> <td>60</td> </tr> <tr> <td>2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra</td> <td>68</td> </tr> </tbody> </table>	Activities	Amount (in Lakhs)	1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60	2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra	68
Activities	Amount (in Lakhs)							
1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60							
2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra	68							

		3. Punjab Green Funds	20
		4. Plantation activities and maintenance in Village Dhode Majra	40
		Total amount	Rs. 188 lakhs
		NOC from Sarpanch of Gram Panchayat, Village Dhode Majra is submitted.	
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.	Approx. 200 sq.m. has been reserved for solid waste management within the project premises. The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules, 2016 is submitted. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.	

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

1. The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13th Joint meeting of SEIAA & SEAC.
2. The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.
3. The Project Proponent shall submit the acknowledgement of the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.

4. The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.
5. The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

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

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

S. No.	ADS Queries	Reply
1.	The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13 th Joint meeting of SEIAA & SEAC.	As conveyed in earlier reply, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater load generated from the project till GMADA sewer will be connected. Out of which, 0.5 acre of land has been reserved in the master plan road which is a part of project land. Construction of master plan road will take time, so till then, such area can be reserved for karnal technology. Further, EC has already been granted for 10.46 acres of land and this is just an expansion of existing project on 0.1875 acre of land only that too when excess treated water discharged load has been decreased from 496 KLD to 220 KLD.
2.	The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.	It is to highlight that six monthly compliance reports for the said project are being regularly submitted to your esteemed office. Last submitted six monthly compliance report for period ending 31.03.2023 is submitted. Also, verified compliance report has also been obtained from RO, MoEF&CC against the earlier granted Environmental Clearance conditions and copy of the same has already been submitted.
3.	The Project Proponent shall submit the acknowledgement of	The project does not involve any forest land. NOC has been obtained from DFO vide letter no. 9937

	the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.	<p>dated 25.02.2016 for 10.461 acres of land. Copy of NOC from Forest Department has already been submitted. While, 0.1875 acre of revenue land has been purchased.</p> <p>Further, as desired during SEAC, Punjab meeting, letter has been submitted to Chief Wildlife Warden regarding submission of application for obtaining Wildlife Clearance. Copy of acknowledgment is submitted.</p>						
4.	The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.	450 nos. of trees have already been planted within the project premises. Thus, only 285 no. of trees is yet to be planted within the project. Accordingly, cost of EMP for landscaping for pending tree plantation is already on higher side i.e. Rs. 5 lakhs as capital cost for remaining construction. While, Rs. 5 lakhs/annum have been reserved as recurring cost during operational phase of the project.						
5.	The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.	<p>The cost of proposed solar panels has been checked precisely. It has been estimated that 10 KW of solar panel will be installed on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra amounting Rs. 15 lakhs and 35 lakhs respectively. Therefore, Rs. 50 lakhs will be spent on the solar panels. While, remaining amount Rs. 18 lakhs will be spent on distribution of jute bags as well as environmental awareness activities.</p> <p>Thus, revised additional environmental activities stating break up of Rs. 1.88 Crores is given below:</p> <table border="1"> <thead> <tr> <th>Activities</th> <th>Amount (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra</td> <td>60</td> </tr> <tr> <td>2. Provision of 10 KW of solar panel on the roof top in Primary</td> <td>15+35 = 50</td> </tr> </tbody> </table>	Activities	Amount (in Lakhs)	1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60	2. Provision of 10 KW of solar panel on the roof top in Primary	15+35 = 50
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		school and 30 KW in Sarai in the Village Dhodemajra	
		3. Distribution of jute bags as well as environmental awareness activities	18
		4. Punjab Green Funds	20
		5. Plantation activities and maintenance in Village Dhode Majra	40
		Total amount to be spent under Additional Environmental Activities	Rs. 1.88 Crores

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

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

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