Proceedings of the 194th meeting of State Environment Impact Assessment Authority (SEIAA) held on 29.11.2021 (Monday) in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh.

Item No. 01: Confirmation of the proceedings of 193rd meeting of State Environment Impact Assessment Authority held on 10.11.2021.

The proceedings of the 193rd meeting of State Environment Impact Assessment Authority (SEIAA) held on 10.11.2021 were circulated through E-mail on 19.11.2021. Since no observations have been received from any member of SEIAA, the Proceedings of the 193rd meeting as circulated stand confirmed.

ItemNo.02: Action taken on the proceedings of 192nd and 193rd meeting of State Environment Impact Assessment Authority held on 01.11.2021 and 10.11.2021 respectively.

SEIAA was apprised that action on the proceedings of 192nd and 193rd meeting of State Environment Impact Assessment Authority (SEIAA) held on 01.11.2021 and 10.11.2021 respectively have been completed. In compliance with the decision of the proceedings, excerpt of the items, amendment in TOR and others miscellaneous letters have been signed by the Environmental Engineer on behalf of Member Secretary, SEIAA. 04 no. of ECs have been uploaded on the Parivesh portal, which have been e-signed by the Member Secretary.

Action taken report of the said proceedings have been circulated during the meeting. SEIAA observed that action on item no.193.04, 193.09 of 193rd meeting has yet to be completed. SEIAA directed that action taken report of item no. 193.04 and 193.09 will be placed before SEIAA in its meeting held on 14.12.2021

Item no.194.01: Application for issuance of ToR for steel manufacturing unit namely M/s Belco Special Steels Pvt. Ltd at village Turan, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab (Proposal No. SIA/PB/IND/66593/2021).

SEIAA observed as under:

The Project Proponent has applied for issuance of ToR for preparation of EIA report for obtaining Environmental Clearance for manufacturing Alloys Steel Bars @ 1,80,000 TPA with 2 Induction Furnaces of capacity 15 TPH each and one rolling mill. The project is covered category-B schedule 3(a) as per EIA notification, dated 14.09.2006. The total area of the Project is 41,824.27 sqm. (10.33 acres or 4.18 Ha.) with project cost as Rs. 51.50 Cr.

The Project Proponent had already obtained consent to establish from Punjab Pollution Control Board vide letter no. CTE/Fresh/FGS/2020/14583058 dated 21.12.2020 valid up to 21.12.2021 for setting up of PNG based rolling mill under medium scale green category for manufacturing of Alloy/Non-alloy steel Bars @ 250 MTD.

The project proponent submitted the Form I, Pre-feasibility report and other additional documents on online portal. He has also deposited the requisite fee of Rs. 1,28,750/- through UTR No. N225211600853398 dated 13.08.2021. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the remaining 75% of the fee i.e., Rs. 3,86,250/- will be paid at the time of applying for Environmental Clearance. Project Proponent was raised EDS through Parivesh Portal on 17.08.2021 and 29.09.2021 and has submitted online replies to the same.

The project proponent submitted an undertaking that the project site does not come under the Forest Conservation Act, 1980 or Punjab Land Preservation Act, 1900, Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started. The project site neither falls in an Eco-sensitive Zone nor is it within the boundary of any critical polluted area. The project does not attract the General or Specific Conditions of the EIA Notification.

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

The meeting was attended by the following:

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

Further, Punjab Pollution Control Board vide e-mail dated 26.08.2021 has been requested to send the latest construction status report. The contents of the report are given as under:

"In reference to above referred e-mail, it is intimated that the subject cited industry has applied for obtaining Environmental Clearance for establishing steel manufacturing unit of proposed production capacity Alloys Steel Bars @ 1,80,000 TPA Using Scrap and Ferro Alloys @ 1,96,560 TPA by installing 2 no. of induction furnaces of capacity 15 TPH each and 1 no. rolling mill and the Board has been asked to send the comments regarding construction status.

To check the construction status as asked by SEAC, the proposed project site was visited by A.E.E. of Regional Office, Fatehgarh Sahib on 26/08/2021 and has reported that the unit had obtained auto generated consent to establish (NOC) vide no. CTE/Fresh/ FGS/2020/14583058 dated 21/ 12/2020 valid up to 21.12.2021 for setting up of PNG based rolling mill under medium scale green category for manufacturing of Alloy/Non-alloy Steel Bars @ 250 MTD. But the industry has not applied for obtaining consent to operate for the said project. ***As per the representative of the industry, they have made the proposal for expansion of the project by including furnaces as per market demand and now they have applied for obtaining Environmental Clearance under EIA notification date 14.09.2006*** *During visit it was observed as under:*

Sr. no.	Information sought by SEAC	Comments of the Board
1.	Comments regarding suitability of site.	The site of the industry falls in the industrial zone as per Master Plan of Mandi Gobindgarh (2010-31). No specific siting guidelines have been framed by the Board for such type of units. **Therefore, the site of the industry is suitable for the proposed project.**
2.	Adequacy of pollution control equipment's.	**Air Pollution**- The industry has proposed to install 2 no. induction furnaces of capacity 15 TPH each and 1 no. PNG based rolling mill. It has proposed to install side suction hood, Spark arrestor, Bag house and ID fan as APCD for the proposed induction furnaces. **Water Pollution**– There will be no generation of trade effluent. However domestic effluent @ 16 KLD to be generated and the same will be treated in STP of 20 KLD capacity. The treated water will be used for plantation / Green area. **Hazardous waste**- The industry will generate hazardous waste of category 35.1 of Schedule-I about 1.5 TPD and 5.1 about 0.2 KL/year,

		which will be disposed of to authorized recycler respectively as per Hazardous & Other Wastes (Management &Transboundary Movement) Rules, 2016.
3.	Construction Status	The industry has not started any construction activity w.r.t proposed expansion project. However, the Industry is in process of establishing PNG based rolling mill unit for which it has obtained NOC vide no. CTE/Fresh/FGS/ 2020/14583058 dated 21/12/2020 valid up to 21/12/2021 as mentioned above. During visit, it was observed that it has constructed industrial shed and was in process of installation of rolling mill machinery.

The Project Proponent during the meeting informed the Committee that he has inadvertently mentioned the capacity of induction furnace as 15 TPH each which may be read as 18 TPH each without change in production capacity of 1,80,000 TPA.

SEAC was satisfied with the proposal of Project Proponent and allowed the said changes.

After detailed deliberations, SEAC decided to forward the case of SEIAA with the recommendation to issue Terms of Reference for manufacturing Alloys Steel Bars @ 1,80,000 TPA with 2 Induction Furnaces of capacity 18 TPH each and one Rolling Mill unit namely "M/s Belco Special Steels Pvt. Ltd" at village Turan, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab, as per the details mentioned in the Form, EIA report, EMP & subsequent presentation /clarifications made by the Project Proponent and his Consultant subject to following additional condition:

Additional Condition

1. Since the approach to the project is from the strip forest, therefore the Project Proponent shall obtain necessary permission under Forest (Conservation) Act.

STANDARD TERMS OF REFERENCE

1) <u>Executive Summary</u>

Report in about 8-10 pages incorporating the following:

(i) Project name and location (Village, Distt., State, Industrial Estate (if applicable)

(ii) Products and capacities. If expansion proposal, then existing products with capacities and reference to earlier EC.

(iii) Requirement of land, raw material, water, power, fuel, with source of supply (Quantitative)

(iv) Process description in brief, specifically indicating the gaseous emission, liquid effluent and solid and hazardous wastes.

(v) Measures for mitigating the impact on the environment and mode of discharge or disposal.

(vi) Capital cost of the project, estimated time of completion

(vii) Site selected for the project - Nature of land - Agricultural (single/double crop), barren, Govt./private land, status of is acquisition, nearby (in 2-3 km.) water body, population, within 10 km other industries, forest, eco-sensitive zones, accessibility, (note - in case of industrial estate this information may not be necessary)

(viii) Baseline environmental data - air quality, surface and groundwater quality, soil characteristic, flora and fauna, socio-economic condition of the nearby population Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk.

(ix) Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk

(x) Likely impact of the project on air, water, land, flora-fauna and nearby population

(xi) Emergency preparedness plan in case of natural or in plant emergencies

(xii) Issues raised during public hearing (if applicable) and response given

(xiii) CSR/CER plan with proposed expenditure.

(xiv) Occupational Health Measures

(xv) Post Project monitoring plan

(xvi) Synopsis of the project (as available on web site i.e., www.pbdecc.gov.in)

2) <u>Introduction</u>

(i) Details of the EIA Consultant including NABET accreditation

(ii) Information about the project proponent

(iii) Importance and benefits of the project

3) <u>Project Description</u>

(i) Cost of project and time of completion.

(ii) Products with capacities for the proposed project.

(iii) If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.

(iv) List of raw materials required and their source along with mode of transportation.

(v) Other chemicals and materials required with quantities and storage capacities.

(vi) Details of Emission, effluents, hazardous waste generation and their management.

(vii) Requirement of water (breakup for induction and rolling mill), power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract).

(viii) Process description along with major equipment and machineries, process flow sheet (quantitative) from raw material to products to be provided

(ix) Hazard identification and details of proposed safety systems.

(x) In case of Expansion/modernization proposals:

a) Status of compliance of Consent to Operate for the ongoing /existing operation of the project from SPCB shall be attached with the EIA-EMP report.

b) In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the SPCB shall be submitted.

4) <u>Site Details</u>

(i) Location of the project site covering village, Taluka / Tehsil, District and State, Justification for selecting the site, whether other sites were considered. Copy of Master Plan indicating a land use pattern of the site is in conformity of proposals of Master Plan shall be attached with EIA report.

(ii) A top sheet of the study area of radius of 10 km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet. (Including all eco-sensitive areas and environmentally sensitive places)

(iii) Details w.r.t. option analysis for selection of site.

(iv) Co-ordinates (lat-long) of all four corners of the site.

(v) Google map-Earth downloaded of the project site

(vi) Layout maps indicating existing unit as well as proposed unit indicating storage area of raw material, finished products, greenbelt area with marking of tree, Location of STP/ETP, Solid waste storage area, Parking space, Firefighting equipment layout, First aid room, Location of Tube wells, DG Sets & Transformers and any other utilities

(vii) If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

(viii) Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.

(ix) Land use break-up of total land of the project site (identified and acquired), government/private - agricultural, forest, wasteland, water bodies, settlements, etc. shall be included. (not required for industrial area)

(x) A list of major industries with name and type within study area (10 km radius) shall be incorporated. Land use details of the study area.

(xi) Geological features and Geo-hydrological status of the study area shall be included.

(xii) Details of Drainage of the project up to 5km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)

(xiii) Status of acquisition of land. lf acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.

(xiv) R&R details in respect of land in line with state Government policy

5) <u>Forest and wildlife related issues (if applicable):</u>

(i) Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (if applicable).

(ii) Land use map based on High resolution satellite imagery (OPS) of the proposed site delineating the forestland (in case of projects involving forest land more than 40 ha).

(iii) Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.

(iv) The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these

features vis-a-vis the project location and the recommendations or comments of the Chief Wildlife Warden-thereon.

(v) Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area.

(vi) Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife.

6) <u>Environmental Status</u>

(i) Determination of atmospheric inversion level at the project site and site specific micro-meteorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.

(ii) AAQ data (except monsoon) at 8 locations for PM 10, PM2.5, S02, NOX, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be based CPCB guidelines and take into account the pre dominant wind direction, population zone and sensitive receptors including reserved forests.

(iii) Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQQM Notification of Nov. 2009 along with - min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.

(iv) Surface water quality of nearby River (100m upstream and downstream) and other surface drains at eight locations as per CPCB/MoEF& CC guidelines.

(v) Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF& CC.

(vi) Groundwater monitoring at minimum at 8 locations shall be included.

(vii) Noise levels monitoring at 8 locations within the study area.

(viii) Soil Characteristic as per CPCB guidelines.

(ix) Traffic feasibility / serviceability study for at least 5 days based on Indian Standard Codes. Further it shall also include the details of cross section of the road on which industry is located, vehicles movement w.r.t. the industry, traffic load of other vehicles on the road incorporating the haulage time for the vehicles for loading/unloading within the premises and parking requirement to avoid the traffic congestions on the link and adjoining roads. Traffic study shall be conducted considering the traffic of the industries located in the vicinity.

(x) Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.

(xi) Socio-economic status of the study area.

7) <u>Impact Assessment and Environment Management Plan</u>

(i) Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly terrain, the AQIP Modeling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be well assessed. Details of the model used and the input data used for modeling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.

(ii) Water Quality modelling.

(iii) Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw materials and finished products and wastes (large quantities) by rail or rail-cum road transport or conveyor-cum-rail transport shall be examined.

(iv) A note on treatment, recycling and reuse of wastewater from different plant operations, extent for different purposes shall be included. Complete scheme of effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under EPA Rules.

(v) Details of stack emission and action plan for control of emissions to meet standards.

(vi) Measures for fugitive emission control

(vii) Details of hazardous waste generation and their storage, utilization and disposal. Copies of MOU regarding utilization of solid and hazardous waste shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.

(viii) Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.

(ix) Action plan for the green belt development in 33 % area with not less than 1,500 trees per hectares giving details of species, width of plantation, planting schedule, post plantation maintenance plan for 3 years shall be included. The green belt shall be around the boundary and a scheme for greening of the roads used for the project shall also be incorporated.

(x) Action plan for rainwater harvesting measures at alternative sites shall be submitted to harvest rainwater from the roof tops and storm water drains to

recharge the groundwater and also to use for the various activities to conserve freshwater and reduce the water requirement from other sources.

(xi) Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.

(xii) Action plan for post-project environmental monitoring shall be submitted.

(xiii) Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with the District Disaster Management Plan.

8) <u>Occupational health</u>

(i) Details of existing Occupational & Safety Hazards. What are the exposure levels of above-mentioned hazards and whether they are within the Permissible Exposure Level (PEL)? If these are not within PEL, what measures the company has adopted to keep them within PEL so that the health of the workers can be preserved.

(ii) Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre-designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, colour vision and any other ocular defect) ECG, during pre-placement and periodical examinations give the details of the same. Details regarding last month analysed data of above-mentioned parameters as per age, sex, duration of exposure and department wise.

(iii) Annual report of the health status of workers with special reference to Occupational Health and Safety.

(iv) Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers.

9) <u>Corporate Environment Policy</u>

(i) Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.

(ii) Does the Environment Policy prescribe for standard operating processes/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/conditions? If so, it may be detailed in the EIA.

(iii) What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.

(iv) Does the company have a system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report

(v) Details regarding infrastructure facilities such as sanitation, fuel, restroom, etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during the operation phase.

10) <u>Enterprise Social Commitment (ESC)</u>

(i) To address the Public Hearing issues, 2.5% of the total project cost of (Rs. ___crores), amounting to Rs. ___crores, shall be earmarked by the project proponent, towards Enterprise Social Commitment (ESC). Distinct ESC projects shall be carved out based on the local public hearing issues. Project estimate shall be prepared based on PWD schedule of rates for each distinct Item and schedule for time-bound action plan shall be prepared. These ESC projects as indicated by the project proponent shall be implemented along with the main project. Implementation of such program shall be ensured by constituting a Committee comprising of the project proponent, representatives of village Panchayat & District Administration. Action taken report in this regard shall be submitted to the Ministry's Regional Office. No free distribution/donations and or free camps shall be included in the above ESC budget.

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

(iii) A tabular chart with index for points wise compliance of above TORs.

B. STANDARDISED SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR INDUCTION/ ARC FURNACES/CUPOLA FURNACES 5TPH OR MORE

(i) Details of proposed layout clearly demarcating existing & proposed features of the project within the plant.

(ii) Total no. of furnaces & details including capacity of each furnace.

(iii) Detail of the mechanical shredder to reduce the size of the raw material.

(iv) Complete process flow diagram describing each unit, its processes, and operations, along with material and energy inputs and outputs (material and energy balance).

(v) Details on the design and manufacturing process for all the units.

(vi) Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other ·recycled materials.

(vii) Details on the requirement of raw materials, its source, and storage at the plant.

(viii) Details on the requirement of energy and water along with its source and authorization from the concerned department. Location of water intake and outfall points (with coordinates).

(ix) Details on toxic metal content in the waste material and its composition and end-use (particularly of slag).

(x) Details on toxic content (TCLP), composition and end-use of chrome slag. Details on the recovery of the Ferro chrome from the slag and its proper disposal.

C. ADDITIONAL SPECIFIC TORS DECIDED DURING MEETING OF SEAC

1. The project proponent shall submit complete proposal for the management of ash at the time of submission of EIA report for obtaining environmental clearance.
2. Public consultation is required for the projects as not located in notified industrial parks/estates.
3. Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)
4. Submit dully filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring point marked on the layout map. Also submit the status of approvals of Laboratories.
5. Submit cost of the project duly certified by Chartered Engineer/ Approved valuer / Chartered Accountant. In the absence of above, the project proponent may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant & machinery
6. Certificate from the concerned authority w.r.t the location of protected areas as notified under the Wildlife Protection Act, 1972 within 5 km radius from the boundary of the project site.

   (i) Certificate from the Department of Town & Country Planning or concerned authorities to support the claim made by project proponent that the project site is located in the industrial zone as per the provisions of Master Plan of Town/City in the jurisdiction of which the project site is located or the project proponent shall submit the Change of land use of the project site for total land area.

7. Compliance of 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.
8. Necessary permissions from the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA)/concerned authority for the abstraction of groundwater for the existing requirements as well as for the expanded unit. In case of not allowing such permission by the concerned authority for the abstraction of additional groundwater for the expanded project, the project proponent shall

propose alternative arrangements to meet out the additional water requirements. It shall be ensured that: -

a) In the projects where groundwater is proposed as a water source, the project proponent shall apply to the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA), as the case may be, for obtaining No Objection Certificate (NOC) if applicable.

b) Approval /permission of the CGWA/SGWA shall be obtained before drawing groundwater for the project activities.

c) In the absence of approval, submit a copy of acknowledgment along with a set of application filed to CGWA /Competent Authority for obtaining permission for the abstraction of groundwater

9. Minimize the water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

10. STP for treatment of wastewater & re-utilization of the treated water for core/non-core activities so as to achieve the Zero Liquid Discharge Condition as per the III (iv) of OM dated 09/08/2018 issued by the MoEF&CC for such units.

11. Reuse of cooling tower blow down, simultaneously ensuring the standards prescribed for such purge waters. If required, necessary arrangements shall be made to keep this waste stream within the parameters required for reuse.

12. In case of any acid pickling activity, the spent acid/effluents generated from such activities shall be utilized through authorized re-processors for converting the same into useful by-products like $FeSO_4$ etc. An agreement to this effect shall be made with the authorized agencies.

13. Adequate area to be reserved and marked on the layout plan for the green belt as per the conditions laid down by the MoEF&CC as per the Standard EC Conditions prescribed for Induction/ Electric Arc Furnace & Rolling Mills circulated vide OM dated 09/08/2018.

14. Detailed study report along with calculation for reserving land for loading or unloading of raw material, products, slag, hazardous waste as well as for storage of these materials and the area to be reserved for parking incorporating the time required for loading and unloading of vehicles for respective activities and minimum/maximum period for which storage of the above material is required in the premises. The areas for the respective activities to be marked on the layout plan.

15. Action plan for the compliance of standard operating procedures and up-gradation of suction and treatment arrangement for the secondary emissions as prescribed by the State Pollution Control Board or by CPCB/MoEF&CC.

16. Compliance of standard operating procedures and up-gradation of suction/treatment systems for the control of secondary emissions within the time frame prescribed by the State Pollution Control Board. Similar action is to be implemented in the proposed expansion project.

17. Whole of the vehicle movement area as well as the approach road to the gate /weighing bridge shall be paved with pucca/metalled / cement concrete road to control the dust emissions expected from the vehicle movement.

18. The vehicles to be used for loading/unloading purposes shall not be parked along the roadside so as to avoid the traffic congestion and dedicated parking place to be provided for the same.

19. Adopt green technologies to conserve the water and energy including shearing/cutting / bundling machines. Also, to provide abrasive resistant fire bricks in the crucibles to reduce the periodic maintenance & disposal of discarded fire bricks.

20. Use of natural gas (if available) as substitute fuel wherever possible in the existing industry/ for the expansion project.

21. Submit compliance w.r.t. condition no.II [(i) & (iii)] subtitled as "Air Quality Monitoring & Preservation" regarding continuous emission monitoring system and continuous ambient air quality monitoring as prescribed in the Standard EC Conditions for Induction/ Electric Arc Furnace & Rolling Mills issued by the MoEF&CC, New Delhi vide OM dated 09/08/2018.

22. Examine and submit the proposal for: -

    a) Recovery of iron from slag before disposing of it.

    b) Identify the areas for utilization of slag in a scientific manner and explore its usage in cement/construction industry/manufacturing of pavers & tiles/road laying etc.

    c) Recovery of precious metals like Zinc, lead and iron etc. from the APCD dust (Hazardous waste) through authorized re-processor.

23. Air Pollution Control Arrangement details shall be provided as below:

Plant /Unit	Pollutants	Qty generated	Method used to Control /specifications (attach Separate Sheet to furnish Details)	Number of units planned & Capacity	Budget	Estimated Post Control Qty Pollutant	
						Per Unit	Per day

24. Submit compliance regarding the installation of Pulse jet bag filter with offline cleaning technology as APCD with the proposed induction furnace.

25. List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping

The following general points shall be noted:

(i) The EIA document shall be printed on both sides, as for as possible.

(ii) All documents shall be properly indexed, page numbered.

(iii) Period/date of data collection shall be clearly indicated.

(iv) The letter/application for environmental clearance shall quote the MOEF / SEIAA file No. and also attach a copy of the letter.

(v) The copy of the letter received from the Ministry / SEIAA shall be also attached as an annexure to the final EIA-EMP Report.

(vi) The index of the final EIA-EMP report must indicate the specific chapter and page no. of the EIA-EMP Report.

(vii) While preparing the EIA report, the instructions for the proponents and instructions for the consultants issued by MOEF vide notification dated 03.03.2016 which is available on the website of this Ministry shall also be followed.

(viii) The consultants involved in the preparation of EIA-EMP report after accreditation with Quality Council of India (QCI) /National Accreditation Board of Education and Training (NABET) would need to include a certificate in this regard in the EIA-EMP reports prepared by them and data provided by other organization/Laboratories including their status of approvals etc. Name of the Consultant and the Accreditation details shall be posted on the EIA-EMP Report as well as on the cover of the Hard Copy of the Presentation material for EC presentation.

The Terms of Reference (ToR) prescribed by the State Expert Appraisal Committee (SEAC), Punjab should be considered for the preparation of EIA / EMP report for the project in addition to all the relevant information as per the Generic Structure of EIA given in Appendix III and IIIA in the EIA Notification, 2006.

Where the documents provided are in a language other than English, an English translation shall be provided. The draft EIA-EMP report shall be submitted to the State Pollution Control Board of the concerned State for the conduct of Public Hearing. The SPCB shall conduct the Public Hearing/public consultation, district-wise, as per the provisions of EIA

notification,2006. The Public Hearing shall be chaired by an Officer, not below the rank of Additional District Magistrate. The issues raised in the Public Hearing and during the consultation process and the commitments made by the project proponent on the same shall be included separately in EIA-EMP Report in a separate chapter and summarized in a tabular chart with financial budget (capital and revenue) along with time-schedule of implementation for complying with the commitments made.

If any part of the data/information submitted by the project proponent is found to be false or misleading at any stage, then SEIAA & SEAC will not be responsible for the expenditure incurred on the project due to the issuance of this ToR or subsequent work carried out by the project proponent for conducting EIA study or for any other activity related to the project.

The 'Terms of Reference' (TORs) prescribed will be valid for a period of three years from its issuance. The final EIA report shall be submitted to the SEIAA, Punjab for obtaining environmental clearance.

"The Project Proponent shall submit proposal for management of ash being generated from the boiler at the time of submission of EIA report."

2.0 Deliberations during 194th meeting of SEIAA held on 29.11.2021.

The case was considered by SEIAA in its 194th meeting held on 29.11.2021 which was attended by Sh. Jagjit Singh, General Manager, on behalf of Project Proponent. Sh Sandeep Garg, Environmental Consultant for the project presented himself before the Authority and sought leave of absence on account of urgent work. His request was granted but he was advised that in such an eventuality some other responsible person from the office of the Environmental Consultant should be present in the SEIAA meeting.

To a query by SEIAA, Project proponent submitted an undertaking to the effect that industrial shed was being constructed for installation of rolling mill only for which Consent to Establish has already been obtained from PPCB and for which EC is not required. No construction activity will be done w.r.t installation of Induction Furnaces prior to Environmental Clearance from SEIAA, Punjab. An undertaking in this regard was taken on record by SEIAA.

To another query by SEIAA, it was informed that online application for issue of TOR was submitted for production capacity of 1,80,000 TPA by installation of 2 Induction Furnaces of capacity 15 TPH each and a rolling mill. But the said production capacity will be achieved by installation of 2 Induction furnaces of capacity 18 TPH each considering 15 heats. As such, it is requested to issue TOR for installation of induction furnace of capacity 2 x 18 TPH with other details as mentioned in the online application form. SEIAA accepted the request of the project proponent considering the recommendation of SEAC. However, project proponent was cautioned to carefully submit the online application in future.

Project proponent submitted a copy of the presentation of salient features of the project, which was taken on record by SEIAA.

SEIAA observed that the case stands recommended by SEAC for issuance of ToRs to the project proposal. SEIAA examined the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and issue TORs as proposed by SEAC with the following additional TORs: -

Amendment in TOR no. i) of 10 of Enterprise Social Commitment (ESC)

The project proponent shall propose activities in lieu of Corporate Environmental Responsibility (CER) in the Environmental Management Plan as per the provisions of OM dated 25.02.2021 issued by the MoEF&CC.

Additional TORs:

(i) Project proponent will submit the NOC from the concerned territorial / wildlife DFO's that no Forest/PLPA/Wildlife areas are involved, at the time of submission of EIA report.

(ii) The Project Proponent shall submit proposal for management of ash being generated from the boiler at the time of submission of EIA report.

Item No.194.02: Application for expansion of Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of group housing Project namely "Royal Residency" at village Dad & Thakkarwal, District Ludhiana, (Punjab) by M/s Omaxe Ltd, (SIA/PB/MIS/ 66039/2021).

SEIAA observed as under:

The project proponent had filed an application for obtaining expansion of Environment Clearance under EIA Notification, 2006 for the establishment of a Building & Construction project "Royal Residency" at village Dad & Thakkarwal, District Ludhiana, (Punjab) with proposed built-up area of 600581 Sqm and total project area of 260481 Sqm. The project cost is Rs. 950 Cr. Project is covered under Activity 8(b) & Category 'B1' as per EIA notification-2006.

The project proponent submitted the Form I, 1A, concept plan and other additional documents. They have also deposited the processing fee amounting to Rs. 3,00,147/- vide NEFT No. N186210653000344210705154641000l dated 05.07.2021. PPCB was requested to send the latest construction status report of the project through e-mail on 03.09.2021.

1.0 Deliberations during 208th meeting of SEAC held on 02.11.2021

The meeting was attended by the following:

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

Punjab Pollution Control Board vide letter no. 21024 dated 23.09.2021 has sent the latest construction status report and the contents of the same are given as under:

"In reference to above email, it is submitted that the subject cited project had earlier obtained Environment Clearance vide no. SEIAA/2015/3692 dated 26.06.2015, for expansion of Group Housing project namely "Royal Residency", village Dad & Thakarwal, Ludhiana by M/s Omaxe Ltd. for total project area of 56.720 acres having built up area of 3,00,434 Sqm. It is further informed that the project has also obtained Consent to Operate under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution), Act 1981, which are valid up to 31.03.2022.

The site of the subject cited project was visited by officers of the Board on 21.09.2021 and Mr. Vinay, AGM (Construction) of the project site was contacted. It was observed that the project proponent has already constructed 1330 flats and work regarding 300 more flats was undergoing in the existing premise. As per the documents submitted by the project proponent, it has proposed to add additional land in 3 separate pockets adjoining to the project having total area of 7.628 acres. The total project area after expansion shall be 64.348 acres.

As per the site and boundary limits shown by the project proponent, it has not started any construction work for the proposed expansion. Further, the additional land is lying vacant and no physical structure has been provided in this area. There is no drain, river, eco-sensitive structure within the 500m radius of the project. However, there is one marriage palace, one school and one high tension wire within 500m radius of the project site.

As per the boundary limits of site shown by the representative of the promoter company during the visit, there is no MAH industry/cement plant/grinding unit/ rice sheller/saila plan/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500m from the boundary of the proposed site of the project. **Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009.**

The project proponent has not submitted any proposal regarding pollution control measures along with disposal arrangement to be adopted in the project as such no comments can be given in this regard."

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

Sr. No.	**Item**	**Details**
1.	Name and Location of the project	Project Name “Royal Residency” located at Village Dad & Thakarwal, Pakhowal road, Ludhiana.
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 B
3.	Whether the project is in critical polluted area or not.	No
4.	If the project involves diversion of forest land. If yes, extent of the forest land.	No
5.	a) Is the project covered under PLPA,1900, if no but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900.	No

<table>
<tr><td></td><td>b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.</td><td></td></tr>
<tr><td>6.</td><td>If the project falls within 10 km of Eco sensitive area/ National Park/Wild Life Sanctuary. If yes, Name of Eco sensitive area/ National Park/Wild Life Sanctuary and distance from the project site.

Status of clearance from National Board for Wild Life (NBWL).</td><td>No

Not applicable</td></tr>
<tr><td>7.</td><td>Classification/Land use pattern as per Master Plan</td><td>CLU attached</td></tr>
<tr><td>8.</td><td>Cost of the project</td><td>Rs 950 Cr.</td></tr>
<tr><td>9.</td><td>Total Plot area, Built up Area and Green area</td><td>
<table>
<tr><th>Description</th><th>Original (Sqm)</th><th>Additional (Sqm)</th><th>Total (Sqm)</th></tr>
<tr><td>Land</td><td>229602</td><td>30878</td><td>260481</td></tr>
<tr><td>Built up Area</td><td>300434</td><td>300147</td><td>600581</td></tr>
<tr><td>Green Area</td><td>58168</td><td>7320</td><td>65488</td></tr>
</table>
</td></tr>
<tr><td>10.</td><td>Population (when fully operational)</td><td>Total Population - 19877 persons</td></tr>
<tr><td>11.</td><td>Details of water consumption</td><td>Total Domestic Water Requirement= 1755 KLD
Total Flushing water Requirement = 559 KLD</td></tr>
<tr><td>12.</td><td>Water Requirements and source in Construction Phase</td><td>20-25 KLD septic tank further the treated waste water will be used for green area</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements and source in Operation Phase (Summer, Rainy, Winter): -
<table>
<tr><td>Sr. No.</td><td>Season</td><td>Total Domestic Water Requirement (KLD)</td><td>Wastewater generation (KLD)</td><td>Treated Wastewater generation (KLD)</td><td>Reuse for Flushing (KLD)</td><td>Green Area (KLD)</td><td>Disposal into Sewer (KLD) 5-(6+7)</td></tr>
<tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr>
</table>
</td></tr>
</table>

	1.	Summer	1755	1404	1404	559	360	485
	2.	Winter	1755	1404	1404	559	162	683
	3.	Rainy	1755	1404	1404	559	97	748

14.	Source of Water	Ground Water (Main Source) Recycling of treated effluent from STP.
15.	Treatment and Disposal arrangements of waste water in Construction Phase	STP installed (10 KLD)
16.	Disposal Arrangement of Waste water in Operation Phase	Total Wastewater Generation =1404 KLD, for which 1550 KLD capacity STP is proposed to be installed
17.	Rain water recharging detail	114858 m3/year rain water will be collected and/or 60 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps.
18.	Solid waste generation and its disposal	6394 kg/day a) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non-biodegradable. b) A Mechanical Composter of 2000 kg capacity is proposed for the treatment of Municipal Solid Waste (Organic).
19.	Hazardous Waste & E-waste	1) Cat 5.1 Qty 25 ltr. 2) Any other Category Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.
20.	Energy Requirements & Saving	a) 15 MW from PSPCL. b) 2x240, 2x 125 KVA & 1x500 KVA (silent DG sets) Energy Saving measures: - Solar Light 30 No = 74 KWHD Common area (250) lights replaced with LED = 135 KWHD Total Energy saved/day = 209 KWHD
21.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase GM will be responsible and during operation phase, Director will be responsible for implementation of the EMP.

Description	**Capital Cost (Rs in lacs)**	**Recurring Cost (Rs in lacs)**

Construction	426.50	15.90
Operation	----	25

22.	CER activities along with budgetary break up and responsibility to implement	Rs. 82 Lacs utilized for CER activities as part of EMP

SEAC raised the following observations to the Project Proponent:

S. No	Observation	Reply
1.	Whether the layout plan for proposed expansion has been approved by Town & Country Planning, Punjab	The Project Proponent informed that the proposed expansion is based on conceptual plan.
2.	Breakup of the total project area and built-up area for which the EC was granted on 26.06.15 and proposed in the expansion project.	
3.	Details of estimation of population	i) Group Housing- 2269 DUs @ 5 persons/DU= 11345 persons ii) EWS – 1.875 acres, 80 DUs/acre = 150 DUs@ 5 persons/DU = 750 persons iii) Commercial

Sr. No.	Description	As per EC Approval on 26.06.15 (Acres)	After Expansion (Acres)	Difference (Acres)
1.	Land Area	56.72	64.348	7.628
2.	Breakup of Land Area			
(i)	Group Housing + Roads	32.879	40.339	7.628
(ii)	EWS	3.005	1.875	-1.13
(iii)	Commercial	1.623	1.625	0.002
(iv)	Primary Schools	2.25	1.50	-0.75
(v)	Community Centre	1.54	1.54	0
(vi)	Green Area	14.62	16.183	1.563
(vii)	Electricity Sub-Station	0.441	0.821	0.38
(viii)	STP	0.23	0.308	0.078
(ix)	UGT	0.132	0.157	0.025
	Total	56.72	64.348	7.628

<table>
<tr><td></td><td></td><td>a) LGF, UGF and 1st Floor- 6187 sqm@1 person/6 sqm=1031 persons
b) 2nd & 3rd Floor and Mumty- 3088 sqm@1 person/10 sqm= 308 persons
c) Booths- 4 no. @ 2 persons/booth= 8 persons
iv) Floating population- 64.348 acres@100 persons/acre=6435 persons

Total Population (11345+750+1031+308+8+6435) =19877 persons</td></tr>
<tr><td>4.</td><td>Details of estimation of domestic water requirement as well as flushing requirement</td><td>A. Domestic Water Requirement

i) Group Housing – 2269 DUs @ 135 lpcd = 1532 KLD
ii) EWS- 750 DUs@ 135 lpcd = 101 KLD
iii) Commercial- Total Population 1339
a) Permanent Population (10%) = 134 persons@45 lpcd = 6 KLD
b) Floating Population (90%) = 1205 persons@15 lpcd = 18 KLD
c) Booths – 8 persons @ 45 lpcd = 1 KLD

iv) Floating population- 6435 persons@15 lpcd= 97 KLD
Total Domestic Water Consumption (1532+101+6+18+1+97) = 1755 KLD

B. Flushing Water Requirement

i) Group Housing- 11345 persons@ 45 lpcd= 511 KLD
ii) EWS- 750 persons@ 45 lpcd =34 KLD
iii) Commercial
a) Permanent Population- 134 persons@15 lpcd= 2 KLD
b) Floating Population- 1205 persons@10 lpcd= 12 KLD
Total Flushing water requirement (511+34+2+12) = 559 KLD</td></tr>
<tr><td>5.</td><td>Disposal of excess treated wastewater</td><td>Project Proponent informed that GLADA has given permission for sewer connection for disposing of the excess treated wastewater as per letter no. 4422 dated 15.7.21.</td></tr>
<tr><td>6.</td><td>Component wise details of Environment Management Plan (EMP)</td><td>
<table>
<tr><th>Sr. no</th><th>Description</th><th>Capital Cost (Rs. in Lacs)</th><th>Recurring cost (Rs. in Lacs)</th></tr>
<tr><td colspan="4">Construction Phase</td></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td></tr>
<tr><td>2.</td><td>Toilets for sanitation</td><td>3.0</td><td>1.0</td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>25.0</td><td>3.0</td></tr>
<tr><td>4.</td><td>Sprinklers for suppression of dust</td><td>3.0</td><td>3.5</td></tr>
<tr><td>5.</td><td>STP (1550 KLD capacity)</td><td>250.00</td><td>--</td></tr>
<tr><td>6.</td><td>Solid Waste segregation & disposal (Mechanical Composter 2000 Kg)</td><td>70.00</td><td>--</td></tr>
</table>
</td></tr>
</table>

		7.	Green Belt including grass coverage (3500 trees)	30.00	--
		8.	RWHP (60 RWHP)	45.00	--
		9.	Ambient Air Monitoring - every 3 months	--	3.50
		10	Ground water monitoring - every month	--	2.40
		11	Noise Level Monitoring - every month	--	1.50
			Total	**426.50**	**15.90**
		Operation Phase			
		1.	Sewage Treatment Plant	--	8.0
		2.	Solid Waste segregation & disposal	--	2.5
		3.	Green Belt including grass coverage	--	5.0
		4.	RWHP	--	2.0
		5.	Ambient Air Monitoring - every 3 months	--	3.5
		6.	Noise Level Monitoring - every 3 months	--	1.0
		7.	Treated Effluent Monitoring - Every Month	--	1.0
		8.	Ground Water Monitoring - every month	--	2.0
			Total		**25**
7.	Detail of solid waste estimation & management	(i) Permanent Population (11345+750) = 12095 @ 0.4 kg /day = 4838 kg/day (ii) Floating Population (1031 +308+8+6435) = 7782 @ 0.2 kg/day = 1556 kg/day. **Total = 6394 kg/day.** Composition of Municipal Solid Waste: 1 Bio-degradable (@25%) 1599 kg 2 Recyclable (@50%) 3197 kg 3 Inert/e-waste/miscellaneous (@25%) 1598 kg 2000 Kg Mechanical composter for Bio-degradable waste will be installed, e-waste will be given to authorized recycler (Two areas marked on the plan 0.371 acre and 0.129 acre for MSW collection & segregation)			

8.	Certified Compliance Report by Ministry of Environment, Forests and Climate Change, Govt. of India	The Project Proponent informed that the observations raised by MoEF, GoI vide File No. 5-263/2010/773 dated 10.11.20 has been duly replied by M/s. Omaxe vide letter No. OL/RR/2020-4 dated 11.11.20.

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

SEAC decided to categorize the project under Activity 8 (b); Category B-1 as per the conceptual plan. After detailed deliberation, Committee decided to award 'Silver Grading' to the project proposal and forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for Expansion of the group housing residential project namely “Royal Residency” by with proposed built up area as 600581 Sqm and total project area 260481 Sqm, at village Dad & Thakkarwal, District Ludhiana, (Punjab) by M/s Omaxe Ltd, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Additional Condition:

1. 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.

I. Statutory compliance:

i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.
iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water

(Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.

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

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

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

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 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 confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.

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

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

II. Air quality monitoring and preservation

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

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

iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

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

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

xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

xv) For indoor air quality the ventilation provisions as per National Building Code of lndia.

xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road)

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

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

III. Water quality monitoring and preservation

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

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

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

iv) The total water requirement for the project will be 1755 KL/day, out of which fresh water demand of 1196 KL /day shall be met through own tube well and remaining 559 KL/day through recycling of treated wastewater from STP of capacity 1550 KL/day. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 1404 KL/day, which will be treated in STP of capacity 1550 KL/day on MBBR Technology within the premises. As proposed, reuse of treated wastewater shall be as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Sewer (KLD)
1.	Summer	559	360	485
2.	Winter	559	162	683
3.	Monsoon	559	97	748

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

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

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

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

viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the

balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

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

x) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.

xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

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

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

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one

recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 17 no. rain water recharge pits have already been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and

Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

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

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

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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

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

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

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

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

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

VII. Green Cover

i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 2498 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water

intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulation.

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

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

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

IX. Human health issues

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

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

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

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

X. Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 426.50 Lacs towards the capital cost and Rs. 15.90 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 25 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be

reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

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

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

iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of 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 has to display the same for 30 days from the date of receipt.

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

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

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

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

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

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

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

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

xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

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

xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.

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

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

2.0 Deliberations during 194th meeting of SEIAA held on 29.11.2021.

The case was considered by SEIAA in its 194th meeting held on 29.11.2021 which was attended by the following:

(i) Sh. Mukesh Bhati, AVP, on behalf of Project Proponent.
(ii) Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.
(iii) Mr. Deepak Gupta, Environmental Advisor.

During the meeting, SEIAA was apprised that earlier Environmental Clearance was granted to the Project vide letter no. SEIAA/2015/3692 dated 26.06.2015 for expansion of Housing project namely "Royal Residency", in total land area of 56.720 acres having built up area of 3,00,434 sqm in the revenue estate of village Dad & Thakarwal, Ludhiana, subject to certain conditions.

On being asked by SEIAA, Environmental consultant of the promoter company presented the status of the compliance of the conditions of Environmental Clearance granted to the project. A copy of the status report was also submitted which was taken on record. SEIAA was satisfied with the reply.

Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

On an observation by SEIAA that the amount to be spent on proposed EMP of the project was inadequate viz-a-viz the total Project cost going by the norms of the earlier EC granted in 2015, project proponent submitted an undertaking to the effect that amount to be incurred on capital as well as recurring expenses in construction phase and in operation phase of the Environmental Management Plan shall be increased from Rs 3.93 crores to Rs 6 crores so as to make this a Model Project. It was suggested that further priority be given in the revised EMP on the activities of Solid Waste segregation and its disposal and Green Areas Development / maintenance.

To another query by SEIAA, the project proponent submitted an undertaking to the effect that additional amount of Rs. 2 crores shall be spent on various CER activities like desilting of village ponds, tree plantation, improving the health care and education facilities in villages. The project proponent sought 02 months' time to submit the revised EMP for evaluating the need-based activities of the project and its surrounding areas and requested to grant Environmental Clearance with additional conditions as above.

An undertaking submitted by the project proponent was taken on record. SEIAA accepted the request of the project proponent and asked the project proponent to submit the revised EMP plan within 02 months.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake to submit the revised EMP of Rs. 8 crores (including CER activities of Rs 2 crores) within 02 months. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for expansion of the housing project namely "Royal Residency" with proposed built up area of 600581 sqm in land area 260481 sqm located at village Dad and Thakkarwal, District Ludhiana, Punjab developed by M/s Omaxe Ltd. as per the details mentioned in the Form 1, 1A, Conceptual Plan, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to additional conditions as under: -

Additional Conditions:

i) The project proponent shall submit revised and need based Environmental Management Plan of Rs. 8 crores (including Rs 2 crores on CER activities) within 2 months from the date of issue of Environmental Clearance.

ii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to submit the revised EMP plan of Rs. 8 crores within 02 months.

Item no.194.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely "London Street" at Bahadurgarh, District Patiala, (Punjab) by M/s Metro Developers and Builders, (SIA/PB/MIS/ 227267/ 2021).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of commercial Project namely "London Street" at Bahadurgarh, District Patiala, (Punjab) with proposed built-up area as 38396 Sqm and total project area 16026.12 Sqm (3.96 Acres). The project cost Rs. 50 Cr. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 76,792/- has been paid vide UBIN No. 0319220100 dated 30.08.2021. PPCB was requested to send the latest construction status report of the project through e-mail on 03.09.2021.

1.0 Deliberations during 208th meeting of SEAC held on 02.11.2021

The meeting was attended by the following:

1. Sh. Surinder Bansal, Partner, on behalf of Project Proponent.
2. Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.
3. Mr. Deepak Gupta, Environmental Advisor.

Punjab Pollution Control Board vide letter no. 6006 dated 25.10.2021 has informed that the site of the proposed project was visited by officer of the Board on 13/10/2021 and the findings of the same are given as under:

Sr. no	Points	Status
1.	Construction status of the proposed project	The project proponent has constructed boundary wall on three sides of the plot. Further, an office is being constructed with the help of goods containers and steel structure on temporary basis.
2.	Status of physical structures within 500 m radius of the site including the status of the site Including the status of industries, drain, river, eco-sensitives structure, if any	There is Commando Training Centre, Bahadurgarh on the opposite side of the Road. There is one Reliance Store on the left side a commercial complex on the right side, while facing the proposed site. The area seems to be commercial as per the appearance. There is no drain/river/

		eco-sensitive structure within 500 mtr. From the periphery of the proposed site as measured through google map.
3.	Whether the site is meeting the prescribed criteria for setting prescribed criteria for setting up of such type of projects	Physical appearance of the site indicates it as a commercial area. There is no air polluting industry within 100 mtr of the project site & no MAH industrial within 250 mtr of the said site. Further, no industrial unit such as Rice Mills, Saila Plant, Brick kilns, Cement grinding unit, Stone crisher, Hot Mix Plant Pyrolysis Plant etc. (for which siting guidelines have been framed by the Board) was observed within 500 mtr from the project site. **As such the proposed site was found complying with notification no 3/6/30/STE (4)/2274 dated 25//07/2008.** However, the project proponent has not submitted any required land use of the site, which is required to be clarified from the Depth. Of Town and country Planning, Punjab. **Therefore, suitability of the site may be considered only after obtaining classification of land use from the concerned authority as per master Plan of Patiala.**

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

Sr. no.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/227267/2021
2.	Name and Location of the project	"London Street" located at Bahadurgarh, Patiala.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 a (Fresh EC)
4.	Whether the project is in critical polluted area or not.	No

5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance	No
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	No
7.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	No No No
8.	Classification/Land use pattern as per Master Plan	Commercial
9.	Cost of the project	50 Crore
10.	Total Plot area, Built up Area and Green area	Land: 16026.12 Sqm Built-up area: 38396 Sqm Green Area: 1505 Sqm
11.	Population (when fully operational)	4085 Persons Built up area of Ground & First Floor = 13562 sqm @ 1 person / 6 sqm = 2260 persons Built up area of rest of the floors = 18256 sqm @ 1 person/ 10 sqm = 1825 persons

<table>
<tr><td></td><td></td><td>Permanent Population (10%) – 409 persons
Floating Population (90%)– 3676 persons</td></tr>
<tr><td>12.</td><td>Water Requirements & source in Construction Phase</td><td>6-10 KLD
Treated waste water of STP Patiala Heights will be used during construction phase.</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
Permanent Population – 409 persons @ 45 lpcd = 18 KLD
Floating Population – 3676 persons @ 15 lpcd = 55 KLD
Total Water Requirement – 73 KLD
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water Consumption (KLD)</th><th>Wastewater generation (KLD)</th><th>Treated Wastewater generation (KLD)</th><th>Reuse for Flushing (KLD)</th><th>Green Area requirement (KLD)</th><th>Reuse of Wastewater for Green Area (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>73</td><td>58</td><td>52</td><td>51</td><td>9</td><td>1</td></tr>
<tr><td>2.</td><td>Winter</td><td>73</td><td>58</td><td>52</td><td>51</td><td>3</td><td>1</td></tr>
<tr><td>3.</td><td>Rainy</td><td>73</td><td>58</td><td>52</td><td>51</td><td>1</td><td>1</td></tr>
</table></td></tr>
<tr><td>14.</td><td>Source of Water</td><td>Ground water (applied to PWRDA for grant of permission for abstraction ground water).</td></tr>
<tr><td>15.</td><td>Treatment & Disposal arrangements of waste water in Construction Phase</td><td>Septic Tank of capacity 10 KLD
Green area</td></tr>
<tr><td>16.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total waste water generation =58 KLD, which will be treated in the STP of capacity 60 KLD to be installed in the project premises.
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing (KLD)</th><th>Green Area (KLD)</th><th>MC Sewer (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>51</td><td>9</td><td>--</td></tr>
<tr><td>2.</td><td>Winter</td><td>51</td><td>3</td><td>--</td></tr>
<tr><td>3.</td><td>Rainy</td><td>51</td><td>1</td><td>--</td></tr>
</table></td></tr>
<tr><td>17.</td><td>Rain water recharging detail</td><td>8337 m3/year rain water will be collected in recharging pits and 4 no. RWHP will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>18.</td><td>Solid waste generation and its disposal</td><td>a) 817 kg/day</td></tr>
</table>

<table>
<tr><td></td><td></td><td>b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.</td></tr>
<tr><td>19.</td><td>Hazardous Waste & E-waste</td><td>1) Cat 5.1 Qty 25 ltr.
2) Any other Category
Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 3400 KW from PSPCL.
b) 2x 500 KVA, 1x125 KVA (DG Set)
Saving measures:
Solar Light 10 No = 15 KWHD
Common area (150) lights replaced with LED= 81 KWHD
Total Energy saved/day 15+81= 96 KWHD</td></tr>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase General Manager will be responsible and during operation phase, General Manager Will be responsible for implementation of the EMP.
<table>
<tr><th>Description</th><th>Capital Cost (Rs)</th><th>Recuring Cost (Rs)</th></tr>
<tr><td>Construction</td><td>53.50 lac</td><td>10.90</td></tr>
<tr><td>Operation</td><td>--</td><td>16.90</td></tr>
</table></td></tr>
<tr><td>22.</td><td>CER activities along with budgetary break up and responsibility to implement the same.</td><td>N/A</td></tr>
</table>

SEAC raised the following observations to the Project Proponent:

Sr. no.	Observation	Reply
1.	Submission of details of Change of Land Use (CLU) as pointed out by PPCB in his report	The Project Proponent informed that Change of Land Use has been permitted by Department of Town & Country Planning, Punjab vide Memo No. 6406 CTP (Pb) SP-432-P dated 22.10.21 for 3.96 acres.
2.	Whether the layout Plan for the proposed commercial project has been approved by Deptt. of Town & Country Planning Punjab	The Project Proponent informed that the Project is based on the conceptual plan.

<table>
<tr><td>3.</td><td>Details of components to be constructed in the proposed project along with floor-wise detail of FAR &Non-FAR Area</td><td>
<table>
<tr><th>Showroom No.</th><th>Size</th><th>No.</th></tr>
<tr><td>1</td><td>48’-0”x11’-3”</td><td>1</td></tr>
<tr><td>2 to 4</td><td>48’-0”x11’-4”</td><td>3</td></tr>
<tr><td>5 to 33</td><td>48’-0”x12’-0”</td><td>29</td></tr>
<tr><td>34</td><td>48’-0”x13’-1/2”</td><td>1</td></tr>
<tr><td>35</td><td>16’-1”x66’-0”</td><td>1</td></tr>
<tr><td>36</td><td>15’-7(1/2”) x66’-0”</td><td>1</td></tr>
<tr><td>37 to 44</td><td>15’-3”x66’-0”</td><td>8</td></tr>
<tr><td>45</td><td>15’-7(1/2”) x66’-0”</td><td>1</td></tr>
<tr><td>46</td><td>16’-1”x66’-0”</td><td>1</td></tr>
<tr><td>47</td><td>15’-5(1/2”) x70’-0”</td><td>1</td></tr>
<tr><td>48 to 58</td><td>15’-1”x70’-0”</td><td>11</td></tr>
<tr><td>59 to 70</td><td>15’-0”x70’-0”</td><td>12</td></tr>
<tr><td>71 to 73</td><td>15’-1”x70’-0”</td><td>3</td></tr>
<tr><td colspan="3">Total No. of Showrooms = 73</td></tr>
</table>
<table>
<tr><th>Floors</th><th>FAR area (sqm)</th><th>Non-FAR (sqm)</th><th>Total Built up area (sqm)</th></tr>
<tr><td>Ground floor</td><td>6781</td><td>---</td><td></td></tr>
<tr><td>1st floor</td><td>6781</td><td>---</td><td></td></tr>
<tr><td>2nd floor</td><td>6781</td><td>---</td><td></td></tr>
<tr><td>3rd floor</td><td>6781</td><td>---</td><td></td></tr>
<tr><td>4th floor</td><td>4694</td><td>---</td><td></td></tr>
<tr><td>Basement</td><td>-----</td><td>6578</td><td></td></tr>
<tr><td>Total Built-up Area</td><td>31818</td><td>6578</td><td>38396</td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>Details of management of biodegradable waste</td><td>The Project Proponent informed that a mechanical composter (200 Kg/day) will be provided for the treatment of biodegradable waste.</td></tr>
</table>

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

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the establishment of commercial Project namely “London Street” at Bahadurgarh, District Patiala, (Punjab) with proposed built up area as 38396 Sqm and total project area 16026.12 Sqm (3.96 acres), as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Additional Condition:

1. 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.

I. Statutory compliance:

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

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

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

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

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

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

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

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

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 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 confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.

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

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

II. Air quality monitoring and preservation

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

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

iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

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

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

xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

xv) For indoor air quality the ventilation provisions as per National Building Code of lndia.

xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road)

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

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

III. Water quality monitoring and preservation

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

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

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

iv) The total water requirement for the project will be 73 KL/day, out of which fresh water demand of 22 KL /day shall be met through own tube well and remaining 51 Kl/day through recycling of treated wastewater from STP of capacity 60 KL/day. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 52 KL/day, which will be treated in STP of capacity 60 KL/day on SBR technology within the project premises. As proposed, reuse of treated wastewater shall be as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Sewer (KLD)

1.	Summer	51	1	--
2.	Winter	51	1	--
3.	Monsoon	51	1	--

d) 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.

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

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

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

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

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

x) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.

xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

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

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

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 4 no. rain water recharge pits have already been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass

etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

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

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

vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

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

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

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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

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

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

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

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

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

VII. Green Cover

i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 200 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e., planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   f) Traffic calming measures.
   g) Proper design of entry and exit points.
   h) Parking norms as per local regulation.

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

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

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

IX. Human health issues

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

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

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

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

X. Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 53.50 Lacs towards the capital cost and Rs. 10.90 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 16.90 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

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

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

iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of 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 has to display the same for 30 days from the date of receipt.

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

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

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

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

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

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

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

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

xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

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

xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.

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

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

2.0 Deliberations during 194th meeting of SEIAA held on 29.11.2021.

The case was considered by SEIAA in its 194th meeting held on 29.11.2021 which was attended by the following:

(i) Sh. Surinder Bansal, Partner, on behalf of Project Proponent.
(ii) Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.
(iii) Mr. Deepak Gupta, Environmental Advisor

Environmental Consultant of the promoter company presented the salient features of the project. A copy of the presentation submitted by project proponent was taken on record.

To a query by SEIAA, Project proponent agreed to install 30 Solar Lights on the roads of the project in place of proposed 10 no Solar Lights. An undertaking submitted in this regard was taken on record.

To another query by SEIAA, Environmental Consultant of the promoter company agreed to spent amount of Rs. 20 lacs on CER activities in school of blind, deaf and dumb located in the revenue estate of village Saifdipur, Urban Estate, behind Punjabi University, Patiala, within 2 years, under the Environmental Management Plan (EMP) of the proposed project. An undertaking submitted in this regard, was also taken on record.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake the additional CER activities of Rs 20 Lakhs as mentioned above.

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of commercial project namely "London Street" having built-up area 38396 sqm in land area 16026.12 sqm (3.96 acres) located at Bhadurgarh, District Patiala by M/s Metro Developers and Builders as per the details mentioned in the Form 1, 1A, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC and amended and additional condition as under:

Additional Conditions:

i) As proposed, the project proponent shall spend an additional amount of Rs. 20 lacs on CER activities in school of blind, deaf and dumb located in the revenue estate of village Saifdipur, Urban Estate, behind Punjabi University, Patiala, within 2 years under the Environmental Management Plan (EMP) of the proposed project.

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 rain water etc is not impeded or disrupted in any manner.

Table Item No. 1: Request regarding change in name of project from "Citi Avenue" to "Motia Blue Ridge" in the Environmental Clearance granted by SEIAA vide letter No. SEIAA/2018/205 Dated 26.02.2018.

SEIAA observed as under:

M/s Citi Developers vide letter no. MBR/2021-22/242 dated 10.11.2021 informed that they had changed the project name from "Citi Avenue" to "Motia Blue Ridge" located at Village Peermuchalla, adjoining Sec-20, Panchkula, Distt. SAS Nagar, Mohali.

The said project was granted Environmental Clearance vide letter No.-SEIAA/2018/205 dated 26.02.2018 for establishment of Group Housing Project having built-up area 71985 sqm in a land of 25516 sqm located at Peermuchalla, Zirakpur, Derabassi, SAS Nagar Mohali

After getting Environmental Clearance, Partner of Citi Developers decided to change the name of project Citi Avenue to Motia Blue Ridge and received all the subsequent approvals from PSPCL, MC Zirakpur and RERA etc in favour of Motia Blue Ridge with the same Promoters i.e. Sh. Pawan Bansal and Sh Mukul Bansal.

It was requested to update the records and issue letter for confirming the same. If any other document / approval required from their end, then same will be provided.

1.0 Deliberations during 194th meeting of SEIAA held on 29.11.2021.

The case was considered by SEIAA in its 194th meeting held on 29.11.2021, which was attended by Sh. Deepak Gupta, Environmental Consultant of the promoter company on behalf of project proponent.

During the meeting, SEIAA was apprised that as per the paragraph 11 of the EIA Notification, 14.09.2006, a prior Environmental Clearance granted for a specific project or activity to an applicant may be transferred during its validity to another legal person entitled to undertake the project or activity on application by the transferor, or by the transferee with a written "no objection" by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which the prior environmental clearance was initially granted, and for the same validity period. Ministry has also made a provision of the transfer of Environmental Clearance on Parivesh portal. However, in the present case, M/s Citi Developers (promoter company) has only changed the name of project from Citi Avenue to Motia Blue Ridge whereas the owners / partners of the Project remain unchanged.

Environmental Consultant of the promoter company requested to issue amendment w.r.t the change in the name of project from Citi Avenue to Motia Blue Ridge as no other change has been made in the project.

After deliberations, SEIAA decided to accept the request of the Environmental Consultant and issue amendment w.r.t the change in the name of project from Citi Avenue to Motia Blue Ridge.

General Discussions:

1. Representations have been received from various mining contractors on 24.11.2021, seeking relief from SEIAA in light of the order of Hon'ble Supreme Court of India dated 10.11.2021 (passed in Civil Appeal no. 3661-3662/2020 titled the State of Bihar and Others Vs. Pawan Kumar & Ors. against the directions issued by the Tribunal vide judgement and order dated 14.10.2020). It was decided that a copy of the Hon'ble Supreme Court order be sent to State Geologist and Chief Engineer Mines for information and necessary action. It was also decided that a detailed note be prepared regarding this matter which should be included as an Agenda Item in the next meeting of SEIAA.

2. On the request of Member Secretary SEIAA, it was decided that henceforth meetings of SEIAA will be scheduled on the 2nd and 4th Tuesdays of every month (instead of 2nd and 4th Mondays). If a scheduled meeting day is a Gazette Holiday or if it is not possible to hold the meeting on the scheduled day on account of any other unavoidable reason, the same will be held on the next working day. This may be conveyed to Director, DECC, Member Secretary, SEAC and all the Environmental Consultants for information.

3. SEIAA directed support staff to identify all the projects having an outlay of over Rs 25 crores which have not submitted six-monthly compliance reports on the Parivesh portal and which have not been included the list of Projects to be inspected by SEAC so that SEIAA may conduct random site visits of the same to check compliance of EC conditions.

Meeting ended with a vote of thanks to the Chair.

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