Proceedings of 271st meeting of State Expert Appraisal Committee (SEAC) held on 01.01.2024 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 270th meeting of State Level Expert Appraisal Committee (SEAC) held on 23.12.2023.

The proceedings of 270th meeting of SEAC held on 23.12.2023 was prepared and uploaded on the Parivesh Portal with the approval of all the Members & the Competent Authority. SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of 270th meeting of State Level Expert Appraisal Committee (SEAC) held on 23.12.2023.

The action taken on the decisions of 270th meeting of SEAC held on 23.12.2023 has been completed. SEAC noted the same.

Item No. 271.01: Application for Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for Commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab by M/s NET SMARTZ INFOTECH (INDIA) PVT LTD. (Proposal No. SIA/PB/INFRA2/449512/2023).

The Project Proponent was granted Terms of Reference letter No. SEIAA/MS/2022/599 dated 11.04.2023 under Violation category as per EIA Notification dated 14.09.2006 for establishment of Residential project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab. The total land area of the project was 4046.856 sqm having built up area of 27,771.942 sqm.

Now, the Project Proponent has submitted final EIA report after incorporating compliance of Terms of Reference for obtaining Environment Clearance (violation category) under EIA Notification dated 14.09.2006 for commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab. The project is covered under category 8(a) of the schedule appended with EIA Notification dated 14.09.2006.

The Project Proponent has deposited Rs. 55,544/- vide UTR No. CMS3036048957 dated 30.12.2022. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9078 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 6/9/2023 and it was observed as under:

1) *The proposed site of the project is located at Vill. Manuali, Dist. SAS Nagar (Mohali), Punjab.*
2) *The project is a commercial building having one tower only with configuration 3B+G+15. The structure work has been completed & as on date no occupancy is there in the project.*
3) *As per the boundary limits of the sites shown by the representative of the project proponent during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
4) *As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	*Type of Industrial Unit*	*Required distance as per sitting criteria*

1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / Screening cum Washing plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry farm*	*500 m*
8.	*Jaggery Unit*	*200 m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5) *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*

6) *The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE (4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	IT building (Office spaces) project namely "Netsmartz" Proponent:M/s Netsmartz Infotech India Pvt Ltd. Applicant: Mr. Gagan Uppal

		Designation: Authorized signatory
1.2	Proposal:	SIA/PB/INFRA2/449512/2023
1.3	Location of Project:	Alfpa 83, IT city, Mohali
1.4	Details of Land area &Built up area:	Total plot area: 4046 Sq.m. (or 1.08 acres) Built up area: 27,772.90 Sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 34.10 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of the layout plan vide dated 09.08.2021 approved by GMADA for land area measuring 4046.856 sqm.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the layout plan vide dated 09.08.2021 approved by GMADA for land area measuring 4046.856 sqm. A copy of the allotment letter No. GMADA-DO/2014/18796 dated 10.07.2014 issued by GMADA for land area measuring 1 acres in the name of M/s NET SMARTZ Infotech (India) Pvt Ltd. Submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The Project Proponent has submitted an undertaking in this regard.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No. The Project Proponent has submitted an undertaking in this regard.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The Project Proponent has submitted an undertaking in this regard.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The Project Proponent has submitted an undertaking in this regard.
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 124 no.

4.	Configuration & Population

4.1 Area details:

1	TOTAL PLOT AREA	4046.856	SQM.
2	GROUND COVERAGE @40%	1618.742	SQM.
2.1	PROPOSED GROUND COVERAGE	1617.61	SQM.
3	PERMISSIBLE FAR AREA@1:4	16187.424	SQM.
3.1	PROPOSED FAR	15179.083	SQM.
4	PERMISSIBLE COMMERCIAL @ACARE /2SHOP	2 SHOP	NOS.
4.1	PROPOSED SHOP	2 SHOP	NOS.
5	PROPOSED COMMERCIAL (4.57% OF PLOT AREA)	184.988	SOM.
6	PERMISSIBLE GUEST ROOM @5% OF F.A.R.AREA(15190.117)	759.500	SQM
6.1	PROPOSED GUEST ROOM 15TH. FLOOR AREA	500.783	SQM
7	REQUIRED PARKING @ 1 ECS /1000 SQM)+COMM.	163	NOS.
7.1	PROPOSED PARKING (STLT+3BASEMENT+OPEN)	303	NOS.
7.2	PROPOSED MERCANTILE PARKING	16	NOS.
7.3	SURFACE PARKING 10% OF TOTAL REQUIRED PARKING	16.43	NOS.
8	AMENITES AREA@10.125% OF PLOT AREA	409.770	SQMT

Built-up Area

Sl. No.	Description	Built-up Area (in sq.m.)
1.	1st Basement	3374.329
1	2nd Basement	3374.329
2.	3rd Basement	3374.329
3.	Ground Floor/Stilt	1608.610
4.	1st Floor	1436.250
5.	2nd Floor	1520.671
6.	3rd Floor	1449.408
7.	4th Floor	1320.411
8.	5th Floor	1308.463

9.	6th Floor	1184.977
10.	7th Floor	1143.931
11.	8th Floor	1080.722
12.	9th Floor	1017.594
13.	10th Floor	952.12
14.	11th Floor	887.86
15.	12th Floor	818.671
16.	13th Floor	690.506
17.	14th Floor	573.045
18.	15th Floor	546.303
19.	Terrace(Mumty and Mach. Room)	109.413
Total		**27771.942**

The above said details are as per the approved plan.

4.2 Population details

Sl. No.	Description	Criteria	Population (nos.)
1.	Far Area 15179 Sqm	Population on the floors @1 person/10 Sqm	1518
Total Estimated Population			**1518 persons**

5 Water

5.1 <u>Water Demand & Wastewater Generation Details</u>

Sl. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)
1.	**Floating Population**	1366	15	20

	Permanent Population	152	45	7
Total				27 KLD

Water Demand, Wastewater Generation & Disposal Details

Sl. No.	Details	Demand (KLD)
1.	**Domestic water req.**	**27 KLD**
2.	Flushing water req.	17 KLD
3.	Fresh Water Demand	10 KLD
4.	**Wastewater Generation (@ 80% of total water req.)**	**22 KLD**
5.	*Treatment in STP of capacity 100* m^3/day *based on MBBR Technology installed within project.*	-
6.	Treated wastewater generation *(@ 98% of wastewater)*	5 KLD

5.2	Source:	Ground water (Borewell)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Submitted
5.4	Total wastewater generation:	22 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	22 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 100 m^3/day capacity already installed within project.
5.6	Treated wastewater for flushing purpose:	17 KLD
5.8	Utilization/Disposal of excess treated wastewater.	The project proponent proposed to dispose of the excess treated waste water into GMADA Sewer.
5.9	**Cumulative Details:**	

Sl. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Into sewer

	1.	27 KLD	22 KLD	17 KLD	5 KLD
5.10	Rain water harvesting proposal:	1 rain water recharging pits have already been constructed for artificial rain water recharging within the project premises.			
6	Air				
6.1	Details of Air Polluting machinery:	Two DG sets of 1000 kVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.			
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.			
7	Waste Management				
7.1	Total quantity of solid waste generation	303 kg/day			
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 100 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.			
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.			
8	Energy Saving & EMP				
8.1	Power Consumption:	Total power requirement of the project is 2700 kW which is being provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED. Space for Solar panels has been proposed on rooftop of buildings.			
8.3	Details of activities under Environment Management Plan: Construction Phase:				

S No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	Particulars	Recurring cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set). • Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	25 lacs 9 lacs

9	Details of the violation	
9.1	Total cost of the project and total cost of project already executed	• Total project cost: Rs. 34.10 crores. • Cost incurred so far= 34.10Crores

9.2 Description of violation

Sl. No.	Description	Ownership	Construction Status
1.	**Floors (1st floor to 15th floor)**	M/s Netsmartz Infotech India Pvt Ltd	Construction of all Floors has been done by M/s Netsmartz Infotech India Pvt Ltd.

9.3	Date of commencement of the project	The construction work of the Project building was started on 21.09.2021 after getting the layout plan got approved from the competent authority on 09.08.2021.
9.4	Date of first submission of information of such violation to SEIAA	The promoter company applied for obtaining SEIAA, Punjab vide proposal no. SIA/PB/INFRA2/414596/2023 dated 04.01.2023 for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent suo-moto informed to SEIAA, Punjab on 04.01.2023 regarding the construction of the project carried out in violation of the EIA Notification.
9.5	No. of days of violation	481 days (21.09.2021 to 14.01.2023)
9.6	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0197115 lakh/day Non-recurring cost = Rs. 13.89432 lakhs
9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 68.20 lakhs
9.8	Details of prosecution	Punjab Pollution Control Board has filed complaint case against the project namely M/s Netsmartz Infotech India Pvt Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.
9.9	Penalty to be deposited with Punjab Pollution Control Board	In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under: Where operation of the project has not commenced, 1% of the total project cost incurred upto the date of filing of application alongwith EIA/EMP report. The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint. The development work of the project was started 21.09.2021and we have suo-moto reported to SEIAA, Punjab regarding the construction of the IT building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining

		EC. Therefore, only 0.5% of the total project cost to the tune of Rs. 34.10 crores incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.17.05 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.

The Committee observed that the Project Proponent has estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as 68.20 lacs and penalty as Rs. 17.05 Lacs (0.5% of the total project cost). Further, the Committee observed that the activities proposed in the Remediation Plan and Natural & Community Resource Augmentation Plan are very generic and without any timeline for their completion. Further, the details of the legal proceedings filed by the Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006 have not been provided by the Project Proponent.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall submit the Remediation Plan and Natural & Community Resource Augmentation Plan outlining the activities along with their completion timelines after grant of EC, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iii) The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iv) The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

<table>
<tr><th>Sr No.</th><th>Observations</th><th>Reply</th></tr>
<tr><td>1</td><td>The Project Proponent shall submit the Remediation Plan and Natural & Community Resource Augmentation Plan outlining the activities along with their completion timelines after grant of EC, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding
Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.</td><td>
<table>
<tr><th>S No.</th><th>Activities</th><th>Timeline</th></tr>
<tr><td>1</td><td>Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)</td><td>Within six months after EC</td></tr>
</table>
</td></tr>
<tr><td>2</td><td>The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.</td><td>The PPCB has filed the complaint against us and the next date of the same is 02/01/2024</td></tr>
<tr><td>3</td><td>The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP)</td><td>CA certificate is submitted.</td></tr>
</table>

	for identification & handling of violation cases under EIA Notification, 2006.	
4	The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.	Copy of Plan is submitted.

The Project Proponent estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as Rs. 68.20 lakhs which is proposed to be spent on supply of crop residue machinery for management of stubble burning (in-situ/ex-situ) in consultation with District Administration. Further, the penalty has been worked out as Rs. 17.05 lakhs (0.5% of the total project cost of Rs. 34.10 crores). The Project Proponent has also submitted CA certificate certifying the expenditure incurred upto the date of filing of EIA Report i.e., Rs. 34.10 crore. The same was found to be in order by the Committee.

SEIAA vide e-mail dated 19.12.2023 has sent the status of the criminal proceeding already initiated by Punjab Pollution Control Board under Section, 15, 16, 5, 19 of the Environment (Protection) Act, 1986, as per the provisions of OM dated 7.07.2021 of MoEF&CC, Govt. of India, against the project proponent in the Criminal Court, SAS Nagar with next date of hearing as 02.01.2024.

The Committee was satisfied with the reply/presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant Environment Clearance for Commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab for land area measuring 4046 sqm, subject to the following special & standard conditions:

Special Conditions:

(i) The Project Proponent shall submit the Bank Guarantee of Rs. 68.20 Lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementations of the Remediation Plan and Natural & Community Resource Augmentation Plan, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall deposit penalty amount of Rs. 17.05 Lakhs with Punjab Pollution Control Board, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

Construction Phase:

S No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	Particulars	Recurring cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set).	25 lacs
• Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	9 lacs

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

Item No. 271.02: Application for Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab by M/s SE Biz Infotech Pvt Ltd (Proposal No. SIA/PB/INFRA2/449581/2023).

The Project Proponent was granted Terms of Reference letter No. SEIAA/MS/2022/594 dated 11.04.2023 under Violation category as per EIA Notification dated 14.09.2006 for establishment of Residential Project namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab. The total land area of the project is 4411.073 sqm having built up area of 27,985.24 sqm.

The Project Proponent has submitted final EIA report after incorporating the compliance of Terms of Reference for obtaining Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab. The total land area of the project is 4411.073 having built up area of 27985.242 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 55,971/- vide UTR No. CMS3036052751 dated 30.12.2022. The adequacy of the fee has been checked & verified by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9066 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 6/9/2023 and it was observed as under:

1) *The proposed site of the project is located at Vill. Manuali, Dist. SAS Nagar (Mohali), Punjab.*
2) *The project is a commercial building having one tower only with configuration 3B+G+15. The structure work has been completed & as on date no occupancy is there in the project.*
3) *As per the boundary limits of the sites shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
4) *As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	*Type of Industrial Unit*	*Required distance as per sitting criteria*
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / Screening cum Washing plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry farm*	*500 m*
8.	*Jaggery Unit*	*200 m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5) *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*

6) *The site complying with general sitting criteria as per policy dated 30/4/2013 and specific siting guidelines as per the Department of Science ,Technology, Environment, Government of Punjab notification no. 3/6/07/STE(4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s SE Biz Infotech Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details

1	Basic Details	
1.1	Name of Project & Project Proponent:	IT building (Office spaces) project namely "Sebiz Tower" Proponent: S E Biz Infotech Pvt Ltd. Applicant: Mr. Gagan Uppal Designation: Authorized signatory
1.2	Proposal:	SIA/PB/INFRA2/449581/2023
1.3	Location of Project:	Alfpa 83, IT city, Mohali
1.4	Details of Land area &Built up area:	Total plot area: 4411.07 Sq.m. (or 1.08 acres) Built up area: 27985.24 Sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 35.21 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of layout plan vide dated 06.07.2021 approved by Senior Town Planner, SAS Nagar for land area measuring 4411.07 sqm.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter No. GMADA-EO/2014/18800 dated 10.07.2014 issued by GMADA for land area measuring 1 acres in the name of M/s SE Biz Infotech Ltd. A copy of layout plan vide dated 06.07.2021 approved by Senior Town Planner, SAS Nagar for land area measuring 4411.07 sqm.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the Project Proponent has submitted an undertaking in the prescribed format.

3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 124 no.
4.	**Configuration & Population**	

4.1 Area details as under:

1	TOTAL PLOT AREA	4411.073	SQM.
2	GROUND COVERAGE @40%	1764.429	SQM.
3	PROPOSED GROUND COVERAGE	1617.61	SQM.
4	PERMISSIBLE FAR AREA@1:4	17644.292	SQM.
5	PROPOSED FAR	15077.859	SQM.
6	PERMISSIBLE COMMERCIAL @ACARE /2SHOP	2 SHOP	NOS.
7	PROPOSED SHOP	2 SHOP	NOS.
8	PROPOSED COMMERCIAL (8 29% OF PLOT AREA)	365.724	rSOM.
9	REQUIRED PARKING (@ 1 ECS /100 SQM)+COMM.	177	NOS.
10	PROPOSED PARKING (STILT+3BASEMENT+OPEN)	324	NOS.
11	PROPOSED MERCANTLE PARKNG	16	NOS.
12	SURFACE PARKING 10% OF TOTAL REQUIRED PARKING	17.83	NOS.
8	AMENITIES AREA(011.07 % OF PLOT AREA	488.735	SQMT.

Built-up Area

Sl. No.	Description	Built-up Area (in sq.m.)
20.	1st Basement	3472.496
1	1st Basement	3472.496
21.	3rd Basement	3472.496
22.	Ground Floor/Stilt	1608.610
23.	1st Floor	1436.250
24.	2nd Floor	1520.671
25.	3rd Floor	1449.408
26.	4th Floor	1320.411
27.	5th Floor	1308.463
28.	6th Floor	1184.977

29.	7th Floor	1143.931
30.	8th Floor	1080.722
31.	9th Floor	1017.594
32.	10th Floor	953.111
33.	11th Floor	889.884
34.	12th Floor	826.806
35.	13th Floor	666.488
36.	14th Floor	525.363
37.	15th Floor	525.652
38.	Terrace(Mumty and Mach. Room)	109.413
	Total	27985.242

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

4.2 Population details

Sl. No.	Description	Criteria	Population (nos.)
2.	Far Area 15077 Sqm	Population on the floors @1 person/10 Sqm	1508
		Total Estimated Population	1508 persons

5 Water

5.1 Water Demand & Wastewater Generation Details

Sl. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)
1.	Floating Population	1357	15	20
	Permanent Population	150	45	7
	Total			27 KLD

<table>
<tr><td></td><td colspan="2"><u>Water Demand, Wastewater Generation & Disposal Details</u>
<table>
<tr><th>Sl. No.</th><th>Details</th><th>Demand (KLD)</th></tr>
<tr><td>7.</td><td>Domestic water req.</td><td>27 KLD</td></tr>
<tr><td>8.</td><td>Flushing water req.</td><td>17 KLD</td></tr>
<tr><td>9.</td><td>Fresh Water Demand</td><td>10 KLD</td></tr>
<tr><td>10</td><td>Wastewater Generation (@ 80% of total water req.)</td><td>22 KLD</td></tr>
<tr><td>11</td><td>Treatment in STP of capacity 100 m^3/day based on MBBR Technology installed within project.</td><td>-</td></tr>
<tr><td>12</td><td>Treated wastewater generation (@ 98% of wastewater)</td><td>5 KLD</td></tr>
</table></td></tr>
<tr><td>5.2</td><td>Source:</td><td>Ground water (Borewell)</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>Submitted</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>22 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>22 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 100 m^3/day capacity already installed within project.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>17 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>The Project Proponent has not submitted permission for excess treated wastewater discharge into sewer.</td></tr>
</table>

<table>
<tr><td>5.9</td><td colspan="2">Cumulative Details:

<table><tr><th>Sl. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Into sewer</th></tr><tr><td>1.</td><td>27 KLD</td><td>22 KLD</td><td>17 KLD</td><td>17 KLD</td><td>5 KLD</td></tr></table>*The Project Proponent has not submitted water details pertaining to green area.</td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>1 rain water recharging pit has been provided.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>Two DG sets of 1000 KVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets have been equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>301 kg/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 100 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power requirement of the project is 2700 kW which is being provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in</td></tr>
</table>

		their electricity bills if they use the LED. Space for Solar panels has been proposed on rooftop of buildings.

8.3 Details of activities under Environment Management Plan:

Construction Phase:

Sr. No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	Description	Recurring Cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10.00**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set). • Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	25 Lac 9 lac

9	Details of the violation	
9.1	Total cost of the project and total cost of project already executed	• Total project cost: Rs. 35.21 crores. • Total project cost incurred so far= 35.21 Crores

9.2 Description of violation

Sl. No.	Description	Ownership	Construction Status

	2.	**Floors (1st floor to 15th floor)**	M/s SE Biz Infotech Pvt Ltd	Construction of all Floors has been done by M/s S E Biz Infotech Pvt Ltd.
9.3	Date of commencement of the project	The construction work of the Project building was started on 21.09.2021 after getting the layout plan got approved from the competent authority.	
9.4	Date of first submission of information of such violation to SEIAA	The promoter company applied for obtaining SEIAA, Punjab vide proposal no. SIA/PB/INFRA2/414620/2023 dated 14.01.2023 for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent sub-moto informed to SEIAA, Punjab on 12.04.2023 regarding the construction of the project carried out in violation of the EIA Notification.	
9.5	No. of days of violation	481 days (21.09.2021 to 14.01.2023)	
9.6	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0197115 lakh/day Non-recurring cost = Rs. 13.89432 lakhs	
9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 68.20 lakhs	
9.8	Details of prosecution	Punjab Pollution Control Board has filed complaint case against the project namely M/s SE Biz Infotech Pvt Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.	
9.9	Penalty to be deposited with Punjab Pollution Control Board	In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under: Where operation of the project has not commenced, 1% of the total project cost incurred upto the date of filing of application along with EIA/EMP report. The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint.	

		The development work of the project was started 21.09.2021and we have suo-moto reported to SEIAA, Punjab regarding the construction of the IT building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of Rs. 35.21 crores incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.17.05 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.

The Committee observed that the Project Proponent has estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as 70.40 lacs. Further, the penalty has been worked out as Rs. 17.05 Lacs (0.5% of the total project cost). The Committee observed that the penalty worked out by the Project Proponent needs to be revised to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.

Further, the Committee observed that the activities proposed in the Remediation Plan and Natural & Community Resource Augmentation Plan are very generic. Further, the details of the legal proceedings filed by the Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006 have not been provided by the Project Proponent.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall submit the specific activities to be carried out under Remediation Plan and Natural & Community Resource Augmentation Plan along with their timelines, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iii) The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment

Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iv) The Project Proponent shall revise the penalty amount from Rs. 17.05 Lacs to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.

(v) The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

<table>
<tr><th>Sr No.</th><th>Observations</th><th>Reply</th></tr>
<tr><td>1</td><td>The Project Proponent shall submit the specific activities to be carried out under Remediation Plan and Natural & Community Resource Augmentation Plan along with their timelines, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.</td><td><table><tr><th>S No.</th><th>Activities</th><th>Timeline</th></tr><tr><td>1</td><td>Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)</td><td>Within six months after EC</td></tr></table></td></tr>
<tr><td>2</td><td>The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.</td><td>The PPCB has filed the complaint against us and the next date of the same is 08/01/2024.</td></tr>
</table>

3	The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.	Copy of the CA certificate is submitted.
4	The Project Proponent shall revise the penalty amount from Rs. 17.05 Lacs to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.	Agreed, we will submit the penalty amount 17.60 Lacs.
5	The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.	Copy of the Plan is submitted.

The Project Proponent estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as Rs. 68.20 lakhs which is proposed to be spent on supply of crop residue machinery for management of stubble burning (in-situ/ex-situ) in consultation with District Administration. Further, the penalty has been worked out as Rs. 17.60 lakhs (0.5% of the total project cost of Rs. 35.21 crores). The Project Proponent has also submitted CA certificate certifying the expenditure incurred upto the date of filing of EIA Report i.e., Rs. 35.21 crore. The same was found to be in order by the Committee.

SEIAA vide e-mail dated 19.12.2023 sending the status of the criminal proceeding has already been initiated by Punjab Pollution Control Board under Section, 15, 16, 5, 19 of the Environment (Protection) Act, 1986, as per the provisions of OM dated 7.07.2021 of MoEF&CC, Govt. of India, against the project proponent in the Criminal Court, SAS Nagar with next date of hearing as 08.01.2024.

The Committee was satisfied with the reply/presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant Environment Clearance for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab for land area measuring 4411 sqm, subject to the following special & standard conditions:

Special Conditions:

(i) The Project Proponent shall submit the Bank Guarantee of Rs. 68.20 Lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementations of the Remediation Plan and Natural & Community Resource Augmentation Plan, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall deposit penalty amount of Rs. 17.60 Lakhs with Punjab Pollution Control Board, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project

proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable

urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period

of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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

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

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

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

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

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

VIII. Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife

norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

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

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

Construction Phase:

Sr. No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	Description	Recurring Cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10.00**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set).	25 Lac
• Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	9 lac

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The

project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

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

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

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

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

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

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

Item No. 271.03: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Atlantis Heights" located at Village Nabha, Zirakpur, District SAS Nagar, Punjab by M/s Atlantis (Proposal No. SIA/PB/INFRA2/433772/2023).

The Project Proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Atlantis Heights" located at Village Nabha, Zirakpur, District SAS Nagar, Punjab. The total area of the project is 8238.84 sqm having built up area of 27186.61 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is Rs. 30 Cr.

The Project Proponent has submitted online form, checklist & other relevant documents through Parivesh Portal. He has deposited fee of Rs. 54,374/- vide UTR No. N170232508756295 dated 19.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The latest construction status report furnished by Punjab Pollution Control Board vide letter No. 5314 dated 24.07.2023 is as under:

"It is further intimated that the proposed site of the project was visited by officer of the Board on 4/7/2023 and the pointwise status report is as under:

1. *The proposed site of the project is located at Village Nabha, Zirakpur, Dist. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works at site.*
3. *As per the boundary limits shown by the representative, it was observed that there is no operational approved/consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m.*
4. *The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

It is relevant to mention here that the Board vide letter no. SEE(HQ-2)/2022/F.No.82 dated 11/3/2022 has intimated that it has been observed that while filing application for Environment Clearance under EIA notification, 2006, the project proponents proposed to discharge their effluents into public sewer. At times, the capacity of the STP is not adequate to handle the additional effluents load of such project. For instance, cities like Zirakpur and Kharar have treatment capacity much below the present effluent generation. Despite this, the MCs of these

cities are giving NOCs for allowing the outlet of new projects to their sewer. In absence of environmentally sound disposal arrangements, untreated or partial treated effluent is being bypassed from these STPs causing serious environmental damages. In absence of sustainable disposal arrangements, the project proponents, resort to unhealthy practices, like disposal of effluents into the bore wells or for stagnation or to unknown places / drains / roadside / ponds through mobile tankers etc. Further requested State Level Environment Impact Assessment Authority that the Environment Clearance may not be granted for disposal of effluent into public sewer in case the city STPs have not adequate capacity to handle the additional wastewater from such new / expansion projects. There project proponents shall be advised to provide concrete proof for alternate modes of disposal like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.

Further, it is appropriate to mention here that the authority of the MC, Zirakpur was given personal hearing before the worthy Chairman of the BOard on 11/4/2022, as per decision no. (iii) i.e. M.C. Zirakpur be directed not to approve new project plans till necessary infrastructure like sewer/ STPs/ disposal mechanism is not put in place with copy to PSLG. The project proponent has not submitted permission regarding additional land for the disposal of treated effluent till the sewer line is not available at project site. Moreover, present STP of MC, Zirakpur is under capacity and is not adequate to handle the additional effluent load of such projects."

Deliberations during 256th meeting of SEAC held on 21.08.2023.

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.

(ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Atlantis Heights" by M/s Atlantis
1.2	Proposal:	SIA/PB/INFRA2/433772/2023
1.3	Location of Project:	Village Nabha, Zirakpur, Tehsil Derabassi , Distt. Mohali, Punjab
1.4	Details of Land area & Built up area:	Plot area: 8238.84sq.m. Built up area: 27186.61 sq.m.

1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as built-up area of the project will be 27186.61 sq.m.
1.6	Cost of the project	Rs. 30 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Master Plan of Derabassi showing location of the project submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The permission for Change of Land use for the land area measuring 8238.84 sqm not submitted, however, the Project Proponent submitted the land ownership document in form of letter of consent in the name of Atlantis for the land area measuring 9850 sqyards (8234 sqm) and in form of sale deed of total land area measuring 3 bigha 6 biswa (3785.46 sqm).
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, undertaking in the prescribed format submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, undertaking in the prescribed format submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, undertaking in the prescribed format not submitted.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.

<table>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 2525 sq.m.
Proposed trees to be planted: 125 nos.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal &Configuration</td><td><u>Area Statement</u>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>Area (in sq.m.)</th></tr>
<tr><td>1.</td><td>Total Plot Area</td><td>8238.84 sq.m</td></tr>
<tr><td>2</td><td>Built up area</td><td>27186.61 sq.m.</td></tr>
</table></td></tr>
<tr><td>4.2</td><td>Population details</td><td>970 persons
<table>
<tr><td>Flats 194 Flats</td><td>194 flats@ 5 residents each per flat</td><td>970 Persons</td></tr>
<tr><td colspan="3">Total Estimated Population = 970 Persons</td></tr>
</table></td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td>87 KLD
Table 5: Water demand & wastewater generation calculations
<table>
<tr><th>Sl. No.</th><th>Details</th><th>Population</th><th>Criteria</th></tr>
<tr><td>1.</td><td>Flats Population</td><td>970 @ 135 lit./day</td><td>131 M3/day</td></tr>
<tr><td>2.</td><td>Domestic water required</td><td></td><td>131 M3/day</td></tr>
<tr><td>3.</td><td>Total Flow to STP@ 80%</td><td>(Domestic water)</td><td>105 M3/day</td></tr>
<tr><td>4.</td><td>Reuse of treated waste water</td><td>Flushing @ 45 ltr/person
Green area 2525@5.5 ltr/sqm</td><td>44 M3/day
14 M3/day
58 M3/day</td></tr>
</table></td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)</td><td>No, permission from PWRDA is not required as water demand will be met exclusively for Drinking and Domestic purpose.</td></tr>
</table>

<table>
<tr><td></td><td>Details thereof</td><td></td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>105 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>105 KLD of wastewater will be generated from the project which will be treated in proposed STP of 160 KLD capacity based on SBR Technology followed by UF.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>44 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 14 KLD
Winter: 4 KLD
Monsoon:1 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>47 KLD excess treated water will be disposed in to MC sewer.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>131 KLD</td><td>105 KLD</td><td>104 KLD</td><td>44 KLD</td><td></td><td>Summer: 47 KLD
Winter:57 KLD
Monsoon:60 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>2x240, 2x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
</table>

6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	388 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Biodegradable waste will be composted by use of 1 Composter of 225 kg each. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated whichwill be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 1000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and solar street lights
8.3	Details of activities under Environment Management Plan.	

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	
2.	Toilets for sanitation system	2.0	1.0	

3.	Wind breaking curtains	7.0	2.0	
4.	Sprinklers for suppression of dust	2.0	3.0	
5.	Sewage Treatment Plant	40.0		4.5
6.	Solid Waste segregation & disposal	10.0		3.0
7.	RWHP	20.0		8.0
8.	Green area development	4.0		1.5
9	Smoke gun	6.0	2.0	
Total		**91.50**	**9.0**	**17.0**
Monitoring Plan			5.90	6.90

Further, Rs. 30.0 Lakhs i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.

The Committee perused letter No. 5314 dated 24.07.2023 of PPCB and noted the observation of PPCB that the treatment capacity of Zirakpur & Kharar STPs is much below the present effluent generation. Despite this, the MCs of these cities are giving NOCs for allowing the outlet of new projects to their sewer. In the absence of environmentally sound disposal arrangements, untreated or partial treated effluent is being bypassed from these STPs causing serious environmental damages. In the absence of sustainable disposal arrangements, the project proponents, resort to unhealthy practices, like disposal into bore wells or for stagnation or to unknown places / drains / roadside / ponds through mobile tankers etc. The PPCB has accordingly requested State Level Environment Impact Assessment Authority (SEIAA) that EC may not be granted for disposal of effluent into public sewer in case the city STPs does not have adequate capacity to handle the additional wastewater from such new / expansion projects. PPCB have further stated that the project proponents shall be advised to provide concrete proof for alternate modes of disposal like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.

The Committee also perused the letter No. 2000 dated 13.06.2023 issued by E.O, Nagar Council, Zirakpur in respect of project under consideration and noted that the treatment capacity of STP Zirakpur is much below the present effluent generation as pointed out by the PPCB in their letter dated 24.07.2023. It has further been mentioned by E.O that one more STP of 17 MLD is being installed by Sewerage Board for Kishanpura Area for which tender has been allotted to M/s Anand Projects Company and the work is likely to be completed shortly. The E.O has further stated that a resolution for installing 17 MLD STP for Nabha village has been passed by Nagar Council, Zirakpur. It was further mentioned by E.O that the above proposals shall be got completed within 2 years. The E.O has further mentioned that 65 KLD of treated sewage of the project can be connected to the main sewer after depositing of the necessary charges.

The Committee was apprised that Punjab Water Supply & Sewerage Board vide letter No. PWSSB/D:II/2022/21061 dated 16.12.2022 informed SEIAA that presently 20.16 MLD of sewage is being received at the existing STP of 17.3 MLD capacity. Further to address the gap in sewage, the work for installing another STP of 17 MLD capacity has already been allotted but the work has been held due to land court case.

In view of the comments of PPCB, the Project Proponent was advised to provide the alternative scheme for the utilization of treated effluent as a stop gap arrangement till the time the new STP for which the work has already been allotted gets completed and thereafter the Project Proponent is allowed to connect the project sewer with MC sewer. The Committee after detailed deliberations, decided to defer the case till the receipt of reply from the Project Proponent.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.

(ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Observation	Reply given by the Project Proponent
1.	The Project Proponent was advised to provide the alternative scheme for the utilization of treated effluent as a stop gap arrangement till the time the new STP for which the work has already been allotted gets completed and thereafter the Project Proponent is allowed to connect the project sewer with MC sewer	Punjab Water Supply & Sewerage Board has already awarded the work order of boundary wall of STP and the bid for construction of STP will be opened after that the STP construction work will be awarded and the STP construction will be completed within two years. The project will be completed within three years.

The Committee perused the reply given by the Project Proponent along with SEIAA letter No. SEIAA/2023/1897 dated 07.11.2023, wherein it has been mentioned that Punjab Water Supply & Sewerage Board vide letter No. PWSSB/2023/D-2/25363 dated 27.10.2023 intimated that "*the DPR of Zirakpur town amounting to Rs. 6049.09 Lakhs has been approved during DPR/estimate approval Committee meeting held on 12.10.2023. The DPR also consists of proposal for installation of STP of 22.5 MLD along with 3 KLD FTP in Zirakpur town. The tenders for the work will be called shortly and the work regarding construction of STP will be completed within 2 years after allotment of tender".*

In view of above, the Committee asked the Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD as mentioned in PWSSB letter dated 27.10.2023. Further, Punjab Pollution Control Board (PPCB) also shall not issue Consent to Operate (CTO) till the project sewer is connected with the MC sewer.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits an affidavit duly signed by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer & completion of the new STP of 22.5 MLD at Zirakpur Town.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.

(ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Jagir Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

The Committee observed that the affidavit submitted by the Project Proponent was not found to be satisfactory, as per the observation made in the 266th meeting of SEAC held on 20.11.2023. The Committee asked the Project Proponent to submit the revised affidavit. After deliberations, SEAC decided to defer the case till the receipt of the reply of the below mentioned observations:

1. The Project Proponent shall submit the revised affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall give possession to the flat owners until the outlet of the project sewer is connected with the MC, Sewer & until the completion of the new STP of 22.5 MLD at Zirakpur (Mohali).

2. The Project Proponent shall submit credible document (Agreement to Sell the Land) showing the intent of the private land owner to sell the land for the proposed project, in compliance of OM dated 7.10.2014 issued by Ministry of Environment Forest & Climate Change, Govt. of India.

3. The Project Proponent shall submit copy of permission obtained from Forest Department for access to the project under Forest Conservation Act, 1980.

4. The Project Proponent shall earmark the location of the project on the Master Plan, indicating that the proposed project falls within the land use as indicated in the Master Plan.

Deliberations during 271st meeting of SEAC held on 01.01.2024

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.
(ii) Sh. Deepak Gupta, Environmental Advisor.
(iii) Sh. Jagir Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit the revised affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall give possession to the flat owners until the outlet of the project sewer is connected with the MC, Sewer & until the completion of the new STP of 22.5 MLD at Zirakpur (Mohali).	Revised affidavit submitted.
2	The Project Proponent shall submit credible document (Agreement to Sell the Land) showing the intent of the private land owner to sell the land for the proposed project, in compliance of OM dated 7.10.2014 issued by Ministry of Environment Forest & Climate Change, Govt. of India.	Copy of agreement is submitted.
3	The Project Proponent shall submit copy of permission obtained from Forest Department for access to the project under Forest Conservation Act, 1980.	Copy of the NOC from forest department is attached.
4	The Project Proponent shall earmark the location of the project on the Master Plan, indicating that the proposed project falls within the land use as indicated in the Master Plan.	Copy of the master plan is submitted

The Committee observed that the copy of the NOC from Forest Department for access to the project under Forest Conservation Act, 1980 submitted by the Project Proponent is without dispatch number & date. The Committee asked the Project Proponent to submit the proper NOC from Forest Department for access to the project under Forest Conservation Act, 1980. The Project Proponent agreed to the same and submitted NOC issued by the Divisional Forest Officer, Department of Forest & Wildlife, SAS Nagar vide letter No. 3189 dated 14.08.2023. The Committee took a copy of the same on record.

Further, the Project Proponent submitted an affidavit duly attested by the Executive Magistrate that it will not give physical possession of the flats to the customers till the outlet of the project sewer is connected to the sewer line connection of the MC, Zirakpur and completion of the new STP of 22.5 MLD at Zirakpur Town.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment of Group Housing Project namely "Atlantis Heights" located at Village Nabha, Zirakpur, District SAS Nagar, Punjab, subject to the following standard & special conditions:

Special Condition:

1. The Project Proponent shall not give possession of the flats till the outlet of the project sewer is connected with MC, sewer and completion of the new STP of 22.5 MLD at Zirakpur Town.

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

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

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and

stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads

on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall

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

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

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

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

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

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

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

VIII. Transport

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

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 regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	
2.	Toilets for sanitation system	2.0	1.0	
3.	Wind breaking curtains	7.0	2.0	
4.	Sprinklers for suppression of dust	2.0	3.0	
5.	Sewage Treatment Plant	40.0		4.5
6.	Solid Waste segregation & disposal	10.0		3.0
7.	RWHP	20.0		8.0
8.	Green area development	4.0		1.5
9	Smoke gun	6.0	2.0	
Total		**91.50**	**9.0**	**17.0**
Monitoring Plan			5.90	6.90

Further, Rs. 30.0 Lakhs i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The

project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

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

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

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

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

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

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

Item No. 271.04: Application for Environmental Clearance under EIA notification 14.09.2006 for establishment of Residential group housing Project namely "Vamana Arvindam" at Village Nabha, Patiala–Zirakpur road District- SAS Nagar, Punjab, by M/s Vamana Developers (Proposal No. SIA/PB/INFRA2/436881/2023).

The project proponent has submitted application for obtaining Environmental Clearance under EIA notification 14.09.2006 for establishment of Residential group housing Project namely "Vamana Arvindam" at village Nabha, Patiala–Zirakpur road District- SAS nagar, Punjab. The land area of project is 25648 sq.m. having built-up area of 118681.22 sq.m. the Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006

The project proponent has submitted the Checklist, Conceptual Plan, EMP, application form and other additional documents through online portal. He has also deposited Rs. 237364/- vide UTR No./ Reference ID HDFCR52023071772411946 dated 17.07.23. The adequacy of the fee has been checked and verified by supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 8798 dated 17.11.2023 furnished the construction status report as under:
The project site was visited by officer of the Board on 18/08/2023 and it was observed as under:

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

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

Sr. No.	*Types of industrial unit*	*Required distance as per sitting criteria*
1.	*Cement plant /Grinding Unit*	*300 m*
2.	*Rice Sheller/ Salla Plant*	*500 m*
3.	*Stone Crushing / Screening cum Washing Plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry Farm*	*500m*
8.	*Jaggery Unit*	*200 m*

3) It is mentioned here that as the boundary limits shown by the representative, it was observed that existing retail outlet falls within the 50 m of the boundary of the project. In this regard, the CPCB notified the siting guidelines for the retail outlet vide notification no. B-13011/1/2019-20/AQM/10809 dated 7/01/2020. The operational part regarding the sitting criteria of retail outlet is as under: -

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

4) As per notified Master Plan of Zirakpur, the above proposed site falls in Mixed land use and establishment of educational, Institutional and Residential is allow in this zone.

In view of the above and sitting criteria, the application of the project proponent may be considered subject to suitable conditions and with a special condition that "The project proponent shall provide a green belt of at least 15 m towards the existing petrol pump."

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Sh. Parveen Mittal, Project Manager M/s Vamana Developers.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential group housing Project namely "Vamana Arvindam" by M/s Vamana Developers
1.2	Location of Project:	Patiala–Zirakpur road district- SAS nagar, Punjab
1.3	Details of Land area & Built up area:	Plot area: 25648 Sqm and built-up area will be 118681.22 Sqm
1.4	Category under EIA notification dated 14.09.2006	8(a)

<table>
<tr><td>1.5</td><td>Cost of the project
(Rs. in crores)</td><td>130 Cr.</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>As per the master plan of Zirakpur, the project falls in the residential proposed and mixed land use.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof:
(CLU/building plan approval status)</td><td>Land ownership documents for the land area submitted however permission for Change of Land Use not submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>No. The undertaking in this regard is yet to be submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>No. The undertaking in this regard is yet to be submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>No. The undertaking in this regard is yet to be submitted.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No. The project does not fall within any eco-sensitive zone. An undertaking has been submitted in the prescribed Performa</td></tr>
<tr><td>3.6</td><td>Green area
Requirement and proposed No. of trees:</td><td>Total green area: 5035 sqm
Proposed trees to be planted: 350 nos.</td></tr>
<tr><td>4.</td><td colspan="2">Population & configuration</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration:
<table>
<tr><td colspan="2">FLATS DETAILS</td><td></td></tr>
<tr><td>TOTALNO.OFFLATINBLOCK-1&11(S+17) BLOCK 2X2X17</td><td>68</td><td>4BHK</td></tr>
<tr><td>TOTAL NO. OFFLATINBLOCK-2,3 ,4,5,9&10(S+17) BLOCK 2X6X17</td><td>204</td><td>3BHK</td></tr>
<tr><td>TOTALNO.OFFLATINBLOCK-6,7&8(S+17) BLOCK 2X3X17</td><td>102</td><td>3BHK</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td colspan="2"><table><tr><td>TOTALNO.OF FLATS</td><td>374</td><td>FLATS</td></tr></table>The above said details are as per the conceptual plan.</td></tr>
<tr><td>4.2</td><td>Population :</td><td>Flats 374 X 5 persons= 1870</td></tr>
<tr><td>5.1</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.2</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof</td><td>No submitted.</td></tr>
<tr><td>5.3</td><td>Details of the water requirement & Flushing</td><td>1870 @ 135 lpcd = 252 KLD
1870 @ 45 lpcd= 84 KLD</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>202 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>202 KLD of wastewater will be generated from the project which will be treated in proposed STP.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>84 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 28 KLD
Winter: 8 KLD
Monsoon: 3 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Summer: 91 KLD
Winter: 111 KLD
Monsoon: 116 KLD</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:<table><tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr><tr><td>1.</td><td>252 KLD</td><td>203 KLD</td><td>84 KLD</td><td>Summer: 28 KLD
Winter: 8 KLD
Monsoon: 3 KLD</td><td>Summer: 91 KLD
Winter: 111 KLD
Monsoon: 116 KLD</td></tr></table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>7 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1 X 500, 1x240, 1x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
</table>

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td><table><tr><th>Total (kg/day)</th></tr><tr><td>748</td></tr></table></td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td><table><tr><th>Description</th><th>Total</th></tr><tr><td>Electrical Power requirement (KW)</td><td>1950</td></tr><tr><td>Source</td><td>PSPCL</td></tr></table></td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td><td>--</td></tr>
<tr><td>2.</td><td>Toilets for sanitation system</td><td>2.0</td><td>1.0</td><td>--</td></tr>
</table></td></tr>
</table>

3.	Wind breaking curtains	10.0	2.5	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	85.0	---	4.5
6.	Solid waste Management	12.0	- -	2.0
7.	Green belt development	20.0	--	8.0
8.	Rain water harvesting	7.0	--	2.0
9.	Smog gun	4.0	1.5	
Total		Rs. 142.50 Lakhs	Rs. 8.0 Lakhs	Rs. 16.50 Lakhs

The Committee on perusal of PPCB report submitted vide Letter No. 8798 dated 17.11.2023 and the details provided in the application has decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall provide green belt of at least 15-meter towards the existing petrol pump, as recommended by Punjab Pollution Control Board in their report submitted vide letter No. 8798 dated 17.11.2023.
2. The Project Proponent shall submit Change of Land Use (CLU) from the Competent Authority.
3. The Project Proponent shall submit an undertaking that the project does not require clearance under the provisions of Forest Conservation Act, 1980, PLPA, 1900 and Wild Life Protection Act, 1972.
4. The minor corrections have been observed in the calculation of waste water generation, water requirement for green area etc. The Project Proponent shall submit the revised calculation with revised water balance for all the three seasons.
5. The Project Proponent shall submit an alternative scheme for the utilization of excess treated waste water.
6. The Project Proponent shall earmark the solid waste management site on the layout plan.
7. The Project Proponent shall submit the detailed layout plan for planting 350 trees by mentioning the distance between the plants, height of plant etc.
8. The Project Proponent shall revise the Additional Environmental Activities.

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Sh. Parveen Mittal, Project Manager M/s Vamana Developers.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr No.	Observations	Reply
1	The Project Proponent shall provide green belt of at least 15-meter towards the existing petrol pump, as recommended by Punjab Pollution Control Board in their report submitted vide letter No. 8798 dated 17.11.2023.	15 mtr green belt towards Petrol pump is not required as the PPCB has already issued a NOC for the project without such condition. Copy of NOC is submitted.
2	The Project Proponent shall submit Change of Land Use (CLU) from the	Copy of the notification of Government of Punjab Department of Housing & Urban development (Housing -2 Branch) vide No 18/02/2023-5Hg2 /524 dated 24 March 2023 is attached as now all the approvals regarding CLU, Layout approvals are merged. However as per the office memorandum of MoEF& CC vide No F.No. 22-76/2014-IA- III dated 07/10/2014 it clearly says that the

<table>
<tr><td></td><td>Competent Authority.</td><td>land acquisition is not even required for appraisal of environmental clearance.</td></tr>
<tr><td>3</td><td>The Project Proponent shall submit an undertaking that the project does not require clearance under the provisions of Forest Conservation Act, 1980, PLPA, 1900 and Wild Life Protection Act, 1972.</td><td>Submitted.</td></tr>
<tr><td>4</td><td>The minor corrections have been observed in the calculation of waste water generation, water requirement for green area etc. The Project Proponent shall submit the revised calculation with revised water balance for all the three seasons.</td><td>
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>252 KLD</td><td>202 KLD</td><td>84 KLD</td><td>Summer: 28 KLD
Winter: 9 KLD
Monsoon: 3 KLD</td><td>Summer: 90 KLD
Winter: 109 KLD
Monsoon: 115 KLD</td></tr>
</table>
</td></tr>
</table>

5	The Project Proponent shall submit an alternative scheme for the utilization of excess treated waste water.	We will submit an undertaking regarding the same at the time of presentation as the sewerage board has already issued a letter for the construction of new STP at Zirakpur.
6	The Project Proponent shall earmark the solid waste management site on the layout plan.	We have marked the same and copy is submitted.
7	The Project Proponent shall submit the detailed layout plan for planting 350 trees by mentioning the distance between the plants, height of plant etc.	Layout plan is attached showing the trees and the distance between two trees and the height of the trees planted will be of 6ft to 10 ft.
8	The Project Proponent shall revise the Additional Environmental Activities.	Submitted.

The Project Proponent, in view of PPCB letter No. 8718 dated 11.12.2023 regarding providing green belt of at least 15 m towards the existing petrol pump, submitted that PPCB has not imposed any condition in the Consent to Establish issued vide letter No. 2768 dated 16.10.2023 for providing 15 m green belt towards petrol pump. The Committee agreed to the same.

Further, the Project Proponent has revised the Additional Environmental Activities with details as under:

Activities	Rs. in Lacs
Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	130
Total	130 Lacs

The Committee asked the Project Proponent is required to obtain permission for access road to the project site from the Forest Department. In this regard, the Project Proponent apprised that the application has already been filed to the Department of Forest for access road to the project site. The Committee agreed to the same.

Further, the Project Proponent submitted an affidavit duly attested by the Executive Magistrate that it will not give physical possession of the flats to the customers till the outlet of the project sewer is connected to the sewer line connection of the MC, Zirakpur and completion of the new STP of 22.5 MLD at Zirakpur Town. The Committee agreed to the same.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment of Residential group housing Project namely "Vamana Arvindam" at Village Nabha, Patiala–Zirakpur road District- SAS Nagar, Punjab, by M/s Vamana Developers, subject to the following standard & Special conditions:

Special Condition:

1. The Project Proponent shall not give possession of the flats till the outlet of the project sewer is connected with MC, sewer and completion of the new STP of 22.5 MLD at Zirakpur Town.

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings

will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost	Recurring Cost

			(in Lakhs per Annum)	(in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for sanitation system	2.0	1.0	--
3.	Wind breaking curtains	10.0	2.5	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	85.0	---	4.5
6.	Solid waste Management	12.0	- -	2.0
7.	Green belt development	20.0	--	8.0
8.	Rain water harvesting	7.0	--	2.0
9.	Smog gun	4.0	1.5	
Total		Rs. 142.50 Lakhs	Rs. 8.0 Lakhs	Rs. 16.50 Lakhs

Activities under Additional Environmental Activities	Rs. in Lacs
Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with District Administration)	130
Total	130 Lacs

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

xiii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s)

entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

Item No. 270.05: **Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for a Group Housing Project namely "Ananta Aspire" at village Nabha, Zirakpur, Distt Mohali, Punjab by M/s Svastiga Infra (P) Ltd (Proposal no. SIA/PB/MIS/307185/2023).**

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. EC22B038PB198313 dated 19.01.2022 for establishment of a group housing project namely "The Ananta Aspire" in a total land area of 28373 sqm with a proposed built-up area of 79196 sqm. The Project Proponent has proposed to construct 440 No. of Flats (4BHK=102 flats and 3BHK=338).

The Project Proponent has applied for obtaining amendment in Environmental Clearance under EIA notification dated 14.09.2006 for a Group Housing Project namely "The Ananta Aspire" at village Nabha, Zirakpur, Distt. Mohali, Punjab. The total land area increased from 28373 sqm to 28480 sqm having built up area increased from 79196 sqm to 97049 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted form-4, conceptual plan and six-monthly compliance report. The Project Proponent has deposited of Rs. 19,604/- vide NEFT No - C79615311023104933 dated 31-10 -2023 and Rs 16102/- dated 17-11-2023.

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Sh. Sunpreet Singh, Project Head M/s Svastiga Infra (P) Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No	Description	As per Environment Clearance	After amendment
1.	Size of Project	28373 Sqm	28480 Sqm
1.	Built up area	79196 Sqm	97049 Sqm
2.	FAR area	73763 Sqm	73617 Sqm
3.	Stilt Area	5433 Sqm	5718 Sqm
4.	Basement	--	17714 Sqm
5	Green Area	7407 Sqm	7754 Sqm

Further, the comparison of the earlier Environmental Clearance and proposed amendment proposal as under:

Description	Details as per earlier Environment Clearance		Details as per amendment proposal	
Flats 440 Flats	Flats 440 @ 5 persons per flat	2200 persons	Flats 440 @ 5 persons per flat	2200 persons
Total population of Flats		2200 Persons		2200 persons
Total Domestic water required		297 M3 /day		297 M3/day
Total Discharge @ 80% to STP		238 M3 /day		238 M3/day
Flushing	@45 lit/day	99 M3/day	@45 lit/day	99 M3/day
Fresh water requirement Domestic water required-Flushing	(KLD) 297-99	(KLD) 198	(KLD) 297-99	(KLD) 198
MSW generation Flats @ 0.4 Kg / person/day	2200 @ 0.4 kg	880 kg/Day	2200 @ 0.4 kg	880 kg/Day

After detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant amendment in Environmental Clearance issued by SEIAA vide letter No. EC22B038PB198313 dated 19.01.2022.

Item No.270.06: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "F Towers" at Village Birmi, District Ludhiana, Punjab by M/s SBP Housing (P) Ltd. (Proposal no. SIA/PB/INFRA2/449792/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely "F Towers" at Village Birmi, Hadbast no. 146, Tehsil-Mullanpur Dekha, District Ludhiana, Punjab. The total land area of project is 12722 sqm having built-up area of 77800.261 Sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 1,55,605/- vide UTR No. N293232698173794 dated 20-10-2023. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab pollution Control Board vide letter No. 8321 dated 12.12.2023 furnished the latest construction status report is as under:

"In regard to above, it is intimated that the site of the project was visited by the officer of the Board on 08.12.2023 and point wise report is as under:

(i) No constructional activity has been started at site yet.

(ii) There is no MAH and Air polluting industry, river, drain and eco-sensitive structures within the radius of 500 m from the boundary of the project.

(iii) As per report dated 19.09.2023 of the District Town Planner, Ludhiana, the site falls under 'Residential Zone' as per approved Master Plan of Ludhiana (2007-31).

(iv) The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification no 3/6/07/STE(4)/2274 dated 25.07.2008, amended on 30.10.2009."

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Smt. Sandeep Kaur authorized signatory M/s SBP Housing (P) Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group housing Project namely "F Towers" by M/s SBP Housing (P) Ltd.
1.2	Proposal:	SIA/PB/INFRA2/449792/2023
1.3	Location of Project:	Village Birmi, District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 12722 Sqm built-up area 77800.261 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	96.09 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan of Ludhiana the project location falls in the residential area (low density) including village Abadies submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land Documents of area 25 Kanal 3 Marla has been submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. an undertaking has been submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. an undertaking has been submitted in the prescribed proforma.
3.3	Whether project required clearance under the provisions of	No. an undertaking has been submitted in the prescribed Proforma.

	Wildlife Protection Act 1972 or not?	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. An undertaking has been submitted in the prescribed proforma.
3.5	Green area Requirement and proposed No. of trees:	Total green area: 1355 Sqm Proposed trees to be planted: 347 nos.

4. **Configuration & Population**

4.1 Configuration:

DWELLING UNIT DETAILS			
S.NO.	BLOCK'S	UNIT AREA (SQ.M)	NO. OF UNITS
	3BHK (BLOCK A1 AND A2)		
1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	192.220	42
2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	192.220	2
3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	188.421	8
4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	198.593	2
5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	189.941	12
6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	192.867	2
7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	192.867	2
	TOTAL UNITS (3BHK)		70.00
	4BHK (BLOCK A1 AND A2)		
1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	238.762	42
2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	238.762	2
3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	237.092	8
4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	239.691	2
5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	239.691	12
6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	238.431	2
7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	238.431	2
	TOTAL UNITS (4BHK)		70.00

The above said details are as per the conceptual plan.

4.2 Population:

Flats 140	140 Flats @ 5 residents each per flat	700 Persons
Flats Population	700 Persons @ 135 lpcd	95 KLD
Green	1355 sqm @ 5.5 ltr/sqm	7 KLD
Domestic water required		95 KLD
Total Flow to STP @ 80%	Domestic Water	76 KLD
Reuse of treated wastewater	Flushing @ 45 lpcd Green Area 1355 sqm	32 KLD 7 KLD

<table>
<tr><td>5.1</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.2</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>Not required for domestic purpose.</td></tr>
<tr><td>5.3</td><td>Total wastewater generation:</td><td>76 KLD</td></tr>
<tr><td>5.4</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>76 KLD of wastewater will be generated from the project which will be treated in proposed STP of 125 KLD capacity.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>32 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 07 KLD
Winter: 02 KLD
Monsoon: 1 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Summer: 37 KLD
Winter: 42 KLD
Monsoon: 43 KLD

The Project Proponent has proposed to Karnal Technology with the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:

<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Excess will be disposed</th></tr>
<tr><td>1.</td><td>95 KLD</td><td>76 KLD</td><td>32 KLD</td><td>Summer: 07 KLD
Winter: 02 KLD
Monsoon: 1 KLD</td><td>Summer: 37 KLD
Winter: 42 KLD
Monsoon: 43 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
</table>

<table>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1x240, 1x 500 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>280 Kg/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been not earmarked in conceptual layout plan.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Trans boundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>
<table>
<tr><th>Description</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>1000</td></tr>
<tr><td>Source</td><td>PSPCL</td></tr>
</table>
</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>• Solar Light 15 No. = 30 KWHD
• Common area (200) lights replaced with LED= 135 KWHD.
Total Energy Saved/day 30+135= 165 KWHD</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
</table>
</td></tr>
</table>

1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for sanitation system	2.0	1.0	--
3.	Wind breaking curtains	8.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	10.0	- -	4.0
7.	Green belt development	10.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 77.50 Lakhs	Rs. 7.50 Lakhs	Rs. 17.00 Lakhs

Total capital cost of construction phase under Environment Management Plan is not correct.

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. in Lacs)
1.	Supply of Crop Residue machinery for management of stubble burning (in-situ/Ex-Situ in construction with District Administration)	62 Lac
2.	Mechanical composter for village Birmi Gurudwara Sahib (300 Kg) including 3 years operational maintainace	35 Lac
	Total	97 Lac

During meeting, the Committee observed that the Project Proponent has proposed Karnal Technology within the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm. In this regard, the Committee observed that the Karnal Technology may not be effective because of proximity of the project along Sidhwan Canal and asked the Project Proponent to increase the area reserved under Karnal Technology and justify the consumption of treated waste water with detailed calculations. Further, the Project Proponent will provide an underground tank of 3-4 days storage for Karnal Technology.

Further, the Committee observed that the conceptual plan submitted by the Project Proponent does not match with the conceptual plan presented during the meeting. The Committee asked the Project Proponent to submit the revised conceptual plan.

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

1. The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.
2. The Project Proponent shall submit revised conceptual plan according to the application proposal.
3. The Project Proponent shall submit scheme for the management and disposal of the storm water.
4. The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant, number of plants to be planted in one strip, height of the plant, species of plants etc.

Item No. 270.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "Atlantis Three Sixty" at Village Ramgarh Bhudda , Zirakpur , Punjab by M/s Krishna Builders and Developers.(Proposal no. SIA/PB/INFRA2/450537/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "Atlantis Three Sixty", Village Rampur Bhudda, Zirakpur, Punjab. The total land area of project is 6475 sqm having Built-up area of 27993 sqm. The Project is covered under category 8(a) of schedule appended with EIA Notification dated 14.09.2006.

The project proponent has deposited Rs.55986/- vide UTR 1355494380 dated 28.10.2023. The adequacy of the fees has been checked and verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9048 dated 28.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 22/11/2023 and it was observed as under:

1) *As per the site shown by the representative, only temporary boundary wall has been constructed for the securing the plot and no site development work has been started at the site and the site is empty plot.*
2) *As physically observed, the distance of the proposed site from the various approved existing operational industries /units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the require distance as per the siting criteria given as under:*

Sr.No.	*Types of industrial unit*	*Required distance as per sitting criteria*
1.	*Cement plant /Grinding Unit*	*300 m*
2.	*Rice Sheller/ Salla Plant*	*500 m*
3.	*Stone Crushing / Screening cum Washing Plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Jaggery Unit*	*200 m*
8.	*Poultry Farm*	*500*

3) *There is no drain, river, eco-sensitive structure within 500 m boundary of the project site.*

4) *The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE(4)/2274 dated 25/7/2008."*

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Sh. Rajat Mukhi, Partner M/s Krishna Builders and Developers.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group Housing Project namely "Atlantis Three Sixty" by M/s Krishna Builders and Developers.
1.2	Proposal:	SIA/PB/INFRA2/450537/2023
1.3	Location of Project:	Village Rampur Bhudda, Zirakpur
1.4	Details of Land area & built up area:	Plot area: 6475 Sqm built-up area 27993 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	35 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per master plan of Zirakpur the location of project falls within mixed land use.

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission for Change of Land Use vide memo No. PB/CLU/SAS/Zirak/2693 dated 07.10.2023 for total land area measuring 2933.783 sqm submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The Project Proponent has submitted an undertaking in the prescribed Performa.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. The Project Proponent has submitted an undertaking in the prescribed Performa.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, The Project Proponent has submitted an undertaking in the prescribed Performa.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 80 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, The Project Proponent has submitted an undertaking in the prescribed Performa.
3.6	Green area	Green area 1370 sqm Proposed No. of tree 124

<table>
<tr><td></td><td>Requirement and proposed No. of trees:</td><td></td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration
<table>
<tr><td>Block-01 (S+16) Block 16x2</td><td>32 flats (3BHK+Servant)</td></tr>
<tr><td>Block-02 (S+16) Block 16x2</td><td>32 flats (3BHK)</td></tr>
<tr><td>Block-03 (S+15) Block 15x2</td><td>30 flats (3BHK)</td></tr>
<tr><td>Total</td><td>94 Flats</td></tr>
</table>
The above said details are pas per the conceptual plan.</td></tr>
<tr><td>4.2</td><td colspan="2">Population:
<table>
<tr><td>Flats</td><td>94 Flats @ 5 residents each per flat</td><td>470 Persons</td></tr>
<tr><td>Flats Population</td><td>470 @135 lpcd</td><td>63 KLD</td></tr>
<tr><td>Green area</td><td>1370 @ 5.5 ltr/sqm</td><td>8 KLD</td></tr>
<tr><td>Domestic Water required</td><td></td><td>63 KLD</td></tr>
<tr><td>Total Flow to STP @ 80%</td><td>Domestic Water</td><td>50 KLD</td></tr>
<tr><td>Reuse of treated wastewater</td><td>Flushing @ 45 lpcd</td><td>21 KLD</td></tr>
</table></td></tr>
<tr><td>4.</td><td>Population</td><td>470</td></tr>
<tr><td>5.1</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.2</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof</td><td>Not required for domestic purpose in residential projects.</td></tr>
<tr><td>5.3</td><td>Total wastewater generation:</td><td>50 KLD</td></tr>
<tr><td>5.4</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>50 KLD of wastewater will be generated from the project which will be treated in proposed STP of 75 KLD capacity based on SBR Technology followed by UF.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>21 KLD</td></tr>
</table>

<table>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 8 KLD
Winter: 2 KLD
Monsoon: 1 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of the letter No. 2933 dated 21.08.2023 issued by Municipal Council, Zirakpur for disposal of excess treated wastewater.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>63 KLD</td><td>50 KLD</td><td>21 KLD</td><td>Summer: 8 KLD
Winter: 2 KLD
Monsoon: 1 KLD</td><td>Summer: 21 KLD
Winter: 27 KLD
Monsoon: 28 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>2 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1x240, 2x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td><table><tr><th>Total (kg/day)</th></tr><tr><td>188</td></tr></table></td></tr>
</table>

<table>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>The Project Proponent has proposed 90 kg/day Mechanical Composter for Bio-degradable waste will be installed, e-waste will be given to authorized recycler.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated whichwill be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>
<table>
<tr><th>Description</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>520</td></tr>
<tr><td>Source</td><td>PSPCL</td></tr>
</table>
</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td><td>--</td></tr>
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<tr><td>3.</td><td>Wind breaking curtains</td><td>8.0</td><td>2.0</td><td>--</td></tr>
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	4.	Sprinklers for suppression of dust	2.0	1.0	--
	5.	Sewage Treatment Plant	30.0	---	4.5
	6.	Solid waste Management	10.0	- -	3.0
	7.	Green belt development	6.0	--	6.0
	8.	Rain water harvesting	3.0	--	2.0
	9.	Smog gun	2.5	1.0	--
	Total		Rs. 64.00 Lakhs	Rs. 6.0 Lakhs	Rs. 15.50 Lakhs
	Extra activities Green mission		Rs. 35 lakhs		

During meeting, the Project Proponent has submitted an affidavit duly attested by the Executive Magistrate that it will not give physical possession of the flats to the customers till the outlet of the project sewer is connected to the sewer line connection of the MC, Zirakpur and completion of the new STP of 22.5 MLD at Zirakpur Town. The Committee agreed to the same.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Group Housing Project namely "Atlantis Three Sixty" at Village Ramgarh Bhudda, Zirakpur, Punjab by M/s Krishna Builders and Developers, subject to the following standard & Special conditions:

Special Condition:

1. The Project Proponent shall not give possession of the flats till the outlet of the project sewer is connected with MC, sewer and completion of the new STP of 22.5 MLD at Zirakpur Town.

I.

Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an

environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its

quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope,

appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	8.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	1.0	--
5.	Sewage Treatment Plant	30.0	---	4.5
6.	Solid waste Management	10.0	- -	3.0
7.	Green belt development	6.0	--	6.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	2.5	1.0	--
Total		Rs. 64.00 Lakhs	Rs. 6.0 Lakhs	Rs. 15.50 Lakhs
Extra activities Green mission		Rs. 35 lakhs		

XI. Validity

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

XII. Miscellaneous

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

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

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

Item No. 271.08: Application for Environmental Clearance under EIA notification dated 14.09.2006 for expansion of housing project namely "Marbella Twin Tower and Marbella Curo One" located at Village Mullanpur Garibdass, District SAS Nagar, Punjab by M/s Curo India Pvt Ltd. (Proposal No. SIA/PB/INFRA2/453735/2023).

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. 2746 dated 28.06.2016 for the construction of Group Housing Project namely "Curo North Square" at Village Mullanpur Garibdass, District SAS Nagar, Punjab by M/s Curo India Pvt Ltd for the total land area 41,197 sqm with built up area 1,25,237 sqm. The Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was granted Terms of Reference vide SEIAA letter No. 750 dated 15.05.2023 under EIA notification dated 14.09.2006 for carrying out EIA study.

The Project Proponent has submitted final EIA/EMP report after incorporating the compliance of Terms of Reference for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of housing project namely "Marbella Twin Tower and Marbella Curo One" located at Village Mullanpur Garibdass, District SAS Nagar, Punjab. The total land area of the project decreased from 41197 sqm to 37293.20 sqm (excluding road widening) having built up area increased from 1,25,237 sqm to 1,80,291 sqm. The Project is covered under category 8 (b) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted certified compliance report vide letter No. 8946 dated 23.11.2023 of the conditions of earlier Environmental Clearance from Punjab Pollution Control Board. The Project Proponent has deposited Rs. 55054/- vide UTR No. AXSK230750000423 dated 16.03.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9429 dated 12.12.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 8/12/2023 and it was observed as under:

1) *The proposed site of the project is located at Villages Mullanpur, Tehsil Kharar, District SAS Nagar (Mohali), Punjab.*
2) *There is one brick kiln namely M/S Dilbagh Singh & Company falls within 200 m of the project. However, the Board vide letter no. 7093-96 dated 13/09/2023 had issued directions for disconnection of electric supply available to the brick kiln. It is further intimated that Sh. Dilbagh Singh, Partner of M/S Dilbagh Singh & Company has submitted that he already closed the brick Kiln permanently and same will not operated in future, during personal hearing given on 28/07/2023.*
3) *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution of the proposed site of the project. There is no approved existing operational air pollution industry within radius of 100 m from the boundary of the project.*

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

Sr. No.	*Typed of Industrial Unit*	*Required distance as per sitting criteria*
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / screening cum Washing Plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*CBWTF*	*500 m*
6.	*Poultry Farm*	*500 m*
7.	*Jaggery Unit*	*200 m*
8.	*Retail Outlet (Petrol Pump)*	*50 m*

The site is complying with general siting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009."

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Sh. Rajat Mukhi, Partner M/s Krishna Builders and Developers.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group Housing & Commercial Project namely "Marbella Twin Tower and Marbella Curo One" by M/s Curo India (P) Ltd.

<table>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/INFRA2/453735/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td>Mullanpur Garibdass, New Chandigarh, Mohali, Punjab</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td>
<table>
<tr><th>Area Description</th><th>As per Old EC</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Plot area</td><td>41197 Sqm</td><td>-3903.80</td><td>37293.20 Sqm</td></tr>
<tr><td>Built-up area</td><td>125237 Sqm</td><td>55054 Sqm</td><td>180291 Sqm</td></tr>
</table>
</td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project (Rs. in crores)</td><td>300 Cr</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>The Project Proponent has already obtained CLU.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)</td><td>A copy of the permission letter for Change of Land use vide memo No. 4233 dated 03.10.2015 for total land area measuring 10.18 acre submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>A copy of the letter No. FCA/9507 dated 10.02.2015 issued by Divisional Forest Officer, SAS Nagar, wherein it has been mentioned as under:

“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਸਬੰਧੀ ਉਪਰੋਕਤ ਥਾ ਤਾ ਮੋਕਾ ਵੇਖ ਕੇ ਰੇਜ ਅਫਸਰ, ਸੀਸ਼ਵਾ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ 189 ਮਿਤੀ 10.02.2015 ਰਾਹੀ ਇਸ ਦਫਤਰ ਨੂੰ ਰਿਪੋਟ ਕੀਤੀ ਹੈ, ਕਿ ਉਕਤ ਪ੍ਰੋਜੇਕਟ ਚੰਡੀਗੜ ਸਿਸ਼ਵਾਂ ਰੋਡ ਕਿਲੋ ਮੀਟਰ 3-4 ਖੱਬੇ ਪਾਸੇ ਤੇ ਸਥਿਤ ਹੈ। ਇਹ ਰਕਬਾ ਪਿੰਡ ਮੁੱਲਾਪੁਰ ਗਰੀਬਦਾਸ, ਹੱਦਬਸਤ ਨੰ 342, ਖਸਰਾ ਨੰ 2235/2, 2236/1/1, 2237/1 2237/2, 2238/1, 2238/2, 2239/1, 2239/2, 2246, 2247, 2248, 2249//1, 2249//2, 2250//1, 2250//2 ਹਨ, ਇਹ ਰਕਬਾ ਪੀ.ਐਲ.ਪੀ.ਏ 1900 ਦੀ ਧਾਰਾ 4 ਅਤੇ 5 ਅਧੀਨ ਨਹੀ ਆਉਦਾ। ਯੂਜਰ ਏਜੰਸੀ ਵੱਲੋਂ ਚੰਡੀਗੜ-ਸਿਸ਼ਵਾਂ ਰੋਡ ਕਿਲੋ ਮੀਟਰ 3-4 ਖੱਬੇ ਪਾਸੇ ਤੋ ਅਪਰੋਚ ਰੋਡ ਲਈ ਜਾਣੀ ਹੈ। ਇਸ ਨਾਲ ਵਣ ਵਿਭਾਗ ਦਾ ਕੋਈ ਰਕਬਾ ਪ੍ਰਭਾਵਿਤ ਨਹੀਂ ਹੁੰਦਾ।</td></tr>
</table>

<table>
<tr><td></td><td></td><td>ਵਣ ਰੇਜ ਅਫਸਰ, ਸੀਸ਼ਵਾਂ ਦੀ ਰਿਪੋਰਟ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਉਕਤ ਖਸਰਾ ਨੰਬਰਾ ਦੇ ਰਕਬੇ ਦਾ CLU ਕਰਵਾਉਣ ਸਬੰਧੀ ਇਸ ਮੰਡਲ ਨੂੰ ਕੋਈ ਇਤਰਾਜ ਨਹੀ ਹੈ”</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>A copy of the letter No. FCA/9507 dated 10.02.2015 issued by Divisional Forest Officer, SAS Nagar.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>The Project Proponent has submitted copy of the acknowledgment of application filed to National Board of Wildlife Clearance (NBWL) for obtaining clearance vide Proposal No. FP/PB/Others/682/2016.</td></tr>
<tr><td>3.4</td><td>Distance of the project from the Critically Polluted Area.</td><td>The nearest critically polluted area is Gobindgarh which is approx. 70 km from project location.</td></tr>
<tr><td>3.5</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No. The project does not fall within any eco-sensitive zone.</td></tr>
<tr><td>3.6</td><td>Green area Requirement and proposed No. of trees:</td><td>Total No. of trees 807 to be planted.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration, Water details & Population:</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration:
<table>
<tr><th>Block</th><th>Ground Coverage (Sqm)</th><th>Built-up Area (Sqm)</th><th>FAR Area (Sqm)</th><th>Non-FAR Area (Sqm)</th><th>Basement-01</th><th>Basement-02</th></tr>
<tr><td>A</td><td>1488.759</td><td>49011.737</td><td>39403.693</td><td>9608.044</td><td></td><td></td></tr>
<tr><td>B</td><td>1488.759</td><td>49011.737</td><td>39403.693</td><td>9608.044</td><td></td><td></td></tr>
<tr><td>C</td><td>1048.498</td><td>3145.493</td><td>3145.493</td><td>0.000</td><td></td><td></td></tr>
<tr><td>D</td><td>2789.187</td><td>27991.603</td><td>22967.878</td><td>5023.725</td><td></td><td></td></tr>
<tr><td>E (Already Approved)</td><td>2305.74</td><td>6917.22</td><td>6917.22</td><td>0</td><td>22106.530</td><td>22106.530</td></tr>
<tr><td>Total</td><td>9120.943</td><td>136077.79</td><td>111837.977</td><td>24239.813</td><td>22106.530</td><td>22106.530</td></tr>
<tr><td></td><td>Grand Total</td><td>180290.89 sqm (A+B+C+D)</td><td>A</td><td>B</td><td>C</td><td>D</td></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
</table>
The above said details are as per the approved layout plan.</td></tr>
<tr><td>4.2</td><td colspan="2">Water details & Population:

<u>OLD EC DETAILS AS UNDER</u>
The total design population of the project is 8778 persons out of which residential population will be 2458 and floating population will be 6320. The total water requirement for the project will be 596 KL/day considering 200 lpcd for residential and @ 45 lpcd for floating population, out of which 480 KL/day will be met through from tubewell as well as GMADA supply and remaining 116 KL/day will be met through recycling of treated wastewater.</td></tr>
</table>

NEW EC DETAILS AS UNDER

Flats 264 x 5 persons= 1320 Service/Studio apartment 129x 2 Person=258 1320 + 258= 1578	1578 persons @135 lit/day	213 KLD
SCO Plotted 32 (G+2) @ 6 persons / floor	192 @ 45 lit/day	9 KLD
Ground floor 2789.18 Sqm @ 3 person/sqm 1st floor 2753.78 Sqm 2nd floor 2753.78 Sqm 3rd floor 2827.54 Sqm	2789/3 = 930 Persons 8335@6 = 1389 Persons Total= 2319 Persons	
Multiplex 5 audi (1200) Floating Population 2087 Total = 3287	2087+ 1200 @ 15 lit/day	49 KLD
Permanent Population for commercial and multiplex 50+232= 282 persons	282 @ 45 lit/day	13 KLD
Food court and banquet 250 + 50 =300	300 @ 75 lit/day	22.50 KLD
Total Domestic water required		307 KLD
Total Discharge @ 80% to STP		245 KLD
Flushing	1578 persons @45 lit/day 774 persons@20 lit/day 3287 @10 lit/day Total	71 KLD 15 KLD 33 KLD 119 KLD
Green area	9431 @ 5.5 ltr/sqm	52 KLD

The above said details are as per EDS reply.

5.1	Source:	Bore wells
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.
5.3	Total wastewater generation:	

Description	Old as per EC	Total (KLD)

<table>
<tr><td></td><td></td><td><table><tr><td>Domestic sewage generation</td><td>477</td><td>245</td></tr></table></td></tr>
<tr><td>5.4</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>245 KLD of wastewater will be generated from the project which will be treated in proposed STP of 425 KLD capacity.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>245 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 52 KLD
Winter: 17 KLD
Monsoon: 5 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of the letter No. GMADA/DE(PH-2)/2015/1038 dated 24.12.2015 issued by GMADA wherein it has been mentioned as under:

“It is hereby intimated that presently GMADA has not laid the outfall sewer on the peripheral Road around your project. You will, therefore, have to make your own arrangements for treatment and disposal of sewage generated from your project till the time the requisite infrastructure is provided by GMADA. However, it is clarified that GMADA has formulated a proposal for laying water supply, outfall sewer and the sewage load of your project has been duly accounted for, while designing it.

As far as, solid waste management of your project is concerned, it is intimated that your project falls under the Master Plan grid of Mullanpur, the prospective solid waste load of your project has also been accounted for, while deciding the capacity of this facility. However, till the time such infrastructure is provided by the Govt. You will have to make your own arrangement for water supply & solid waste management of your project.”</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:

<table>
<tr><th>S. No.</th><th colspan="2">Total water Requirement</th><th colspan="2">Total wastewater generated</th><th colspan="2">Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>Old</td><td>Proposed</td><td>Old</td><td>Proposed</td><td>Old</td><td>Proposed</td><td>Summer: 52 KLD
Winter:</td><td>Summer: 74 KLD</td></tr>
</table></td></tr>
</table>

		596 KLD	307 KLD	477 KLD	245 KLD	116 KLD	119 KLD	17 KLD Monsoon: 5 KLD	Winter: 119 KLD Monsoon: 121 KLD

5.9	Rain water harvesting proposal:	9 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.
6	Air	
6.1	Details of Air Polluting machinery:	DG set of 1x 500 KVA, 2x1010KVA capacity will be installed for essential services such as STP, bore well, etc.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	Waste Management	
7.1	Total quantity of solid waste generation	Description: MSW; Old as per EC: 2246; Total (kg/day): 1532
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8.	Energy Saving & EMP	
8.1	Power Consumption:	Description: Electrical Power requirement (KW) — Total: 5000; Source — PSPCL
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.

8.3 Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.5	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	2.0	3.0	--
5.	Sewage Treatment Plant	80.0		6.5
6.	Solid waste Management	15.0		7.0
7.	Green belt development	18.0		18.0
8.	Rain water harvesting	5.0		2.0
9.	Smog gun	4.0	2.0	--
Total		**Rs. 136.50 Lakhs**	**Rs. 10.50 Lakhs**	**Rs. 33.50 Lakhs**

Further, Rs. 3 cr i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.

Jute Bags 20000	30.00
2 Pond cleaning and rejuvenate as per sechewal model, Distt- Mohali).	100.00
Awareness campaign regarding Parali	20.00
Distribution of STP sludge to farmers	25.00
Mechanical Composter MC Mohali	50.00
2 Nanak Bagichi at Mohali	50.00
Organising seminars (PPCB) and other departments regarding environment.	25.00

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

1. The Project Proponent shall submit the basis for estimating the population @6 persons/floor for SCO plotted.

2. The Project Proponent shall submit component wise details of the land area, built up area, estimation of population, estimation of water demand, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
3. The Project Proponent shall obtain the current status of the letter already issued by GMADA vide letter No. GMADA/DE(PH-2)/2015/1038 dated 24.12.2015 for laying of sewer line and STP for the proposed project.
4. The Project Proponent shall submit permission for abstraction of ground water from PWRDA.
5. The Project Proponent shall submit revised activities under Additional Environmental Activities.