

**Proceedings of the 255<sup>th</sup> meeting of the State Environment Impact Assessment Authority (SEIAA) held on 20.07.2023 (Thursday) in the Conference Hall No. 2, 1<sup>st</sup> Floor of MGSIPA at 10:00 AM, MGSIPA Complex, Sector-26, Chandigarh.**

The meeting was attended by the following members:

1. Sh. H S Gujral,  
Chairman, SEIAA
2. Dr. Kamal Kumar Garg, IAS,  
Member Secretary, SEIAA
3. Dr. Adarsh Pal Vig, Member SEIAA -cum-  
Chairman, Punjab Pollution Control Board, Patiala.

Supporting staff of SEIAA also attended the meeting.

**Item No. 01: Confirmation of the proceedings of the 252<sup>nd</sup> & 253<sup>rd</sup> meeting of the State Environment Impact Assessment Authority held on 28.06.2023 & 04.07.2023 respectively.**

Proceedings of 252<sup>nd</sup> & 253<sup>rd</sup> meeting of SEIAA held on 28.06.2023 & 04.07.2023, respectively were circulated through email dated 12.07.2023. Since no observations were received from any member regarding the proceedings, SEIAA confirmed the said proceedings as circulated.

**Item No. 02: Action taken on the proceedings of the 250<sup>th</sup>, 251<sup>st</sup>, 252<sup>nd</sup> & 253<sup>rd</sup> meeting of State Environment Impact Assessment Authority held on 29.05.2023, 23.06.2023, 28.06.2023 & 04.07.2023 respectively.**

SEIAA was apprised that the action in respect of the proceedings of 250<sup>th</sup>, 251<sup>st</sup>, 252<sup>nd</sup> & 253<sup>rd</sup> meeting of State Level Expert Appraisal Committee held on 29.05.2023, 23.06.2023, 28.06.2023 & 04.07.2023 respectively was being taken. SEIAA desired that the requisite action be completed expeditiously.

**Item No. 255.01: Application for obtaining Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” at Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd. (SIA/PB/MIS/251736/2022)**

The Project Proponent was granted Environmental Clearance vide SEIAA letter no. 3306 dated 11.11.2014 for a group housing project namely “Orchid Greens”, at Sector 115, Village Khunimajra, Kharar, District Mohali, Punjab in the name of promoter company M/s Best Zone Builders & Developers Pvt Ltd. The total land area of the project is 25847.27 sqm having built up area of 44,879.54 sqm.

The project proponent has applied for obtaining Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab in the name of promoter company M/s Leela Residencies Pvt. Ltd. The total land area of the project is 6.387 acres having built-up area of 49,880.78 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 Form, certified compliance report, approved layout plan, and other additional documents through Parivesh. The Project Proponent has also deposited Rs. 10,005/- submitted vide UTR No. N329211725408679 dated 25.11.2021, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 31.01.2023 was requested to furnish the latest construction status report but the same is awaited.

**Deliberations during 240<sup>th</sup> meeting of SEAC held on 20.02.2023.**

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

Summary of the case as per application proposal is as under:

Sr. No.	Description	Details
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Expansion of Group Housing project namely “Leela Orchid Greens” Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd.

1.2	Proposal:	SIA/PB/MIS/251736/2022
1.3	Location of Project:	Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab.
1.4	Details of Land area & Built up area:	Plot Area = 25,849.29 sq.m. (6.387 acres) Built-up Area = 49,880.78 sq. m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project is 49,880.78 sq.m.
1.6	Cost of the project	Rs. 83.40 Crores
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls within the Residential zone as per Master Plan of Kharar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent had already been granted Environmental Clearance for the total land area of 25847.27 sqm (6.38 acres) and there is no increase in the land area.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The project does not involve any forest land. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.

3.5	Green area requirement and proposed No. of trees:	Total green area: 5,442.22 sq.m. <ul style="list-style-type: none"> <li>No. of trees required: 323 trees</li> <li>Trees already planted: 700 trees</li> </ul>			
<b>4.</b>	<b>Configuration &amp; Population</b>				
4.1	Proposal & Configuration				
	<b>Description</b>	<b>Earlier EC accorded</b>	<b>Total (after Expansion)</b>		
	<b>Components</b>	383 Flats, 38 EWS flats, Community Centre & 15 Shops	Phase-I (120 flats & 19 Shops) Phase-II (359 Flats, 50 EWS flats, Club & 19 Shops)		
	The block wise FAR area bifurcation of the flats to be constructed is as under:				
	Sr. No.	Block	No. of Units	FAR (in sq.ft)	FAR (in sq.m)
	Phase-I				
	1.	Block-D (G+3)	16 Flats	14795.75	1374.57
	2.	Block –E (G+3)	4 Flats	4674.62	434.28
	3.	Block-F (G+3)	96 Flats	50161.87	4660.19
	4.	Block-G (G+3)	4 Flats	3627.17	336.97
	5.	Shops	19 Shops	6271.66	582.65
	<b>Total (Phase-I)</b>		120 flats & 19 Shops	<b>79531.07</b>	<b>7388.66</b>
	Phase-II				
	6.	Block-A (S+11)	176 Flats	1,99,115.37	18,498.42
	7.	Block-A1 (S+11/12)	47 Flats	53293.08	4,951.09
	8.	Block-B (S+11)	88 Flats	75076.47	6,974.83
	9.	Block-C (S+12)	48 Flats	54261.34	5,041.04
	10.	Club	1 no.	9017.47	837.75
	11.	EWS	50 Flats	17721.28	1,646.36
	<b>Total (Phase-II)</b>		<b>359 Flats &amp; 50 EWS, 1 Club House</b>	<b>4, 08,485.02</b>	<b>37,949.518</b>
	Total (Phase-I + Phase-II)		<b>479 Flats, 50 EWS Flats, 1 Club House and 19 Shops</b>	4,88,016.093 sq.ft	45,338.178 sq.m
4.2	Population details				
	<b>Sr. No.</b>	<b>Description</b>	<b>EC accorded</b>	<b>Proposed</b>	<b>Total (after Expansion)</b>

1.	Population	2,165 Persons	783 Persons	2,948 Persons		
The details of the population as per the revised planning is as under:						
	Type of units	No.	Criteria	Population (No.)		
Phase-I	Residential Flats	120	5 persons per flat	600		
	Shops	19	2 person per shop	38		
Phase-II	Residential Flats	359	5 persons per flat	1795		
	EWS Flats	50	5 persons per flat	250		
	Visitors	-	10% of residential population 2645 no.	265		
Total Estimated Population		2948 Persons (Residential Population = 2645 no. Floating Population = 303 no.)				
<b>5</b>	<b>Water</b>					
<b>5.1</b>	<b>Water demand &amp; Wastewater generation details:</b>					
<b>Sl. No.</b>	<b>Details</b>	<b>Population</b>	<b>Water Demand (KLD)</b>			
1.	Residential @135 lpcd	2645 no.	357			
2.	Floating @45 lpcd	303 no.	14			
	<b>Total water req.</b>		<b>371 KLD</b>			
3.	<b>Flushing water req. @45 lpcd for residential population &amp; @16 lpcd for floating population</b>		<b>95 KLD</b>			
4.	Fresh Water req.		371-95 = 276 KLD			
5.	Wastewater Generation (@ 80%)		297 KLD			
6.	Treated Wastewater (@ 98%)		291 KLD			
7.	<b>Horticulture Demand- an area of 5,442.22 sq.m is available with water req. of</b>					
	• Summer (@ 5.5 lit/sq.m./day)		30 KLD			
	• Winter (@ 1.8 lit/sq.m./day)		10 KLD			
	• Monsoon (@ 0.5 lit/sq.m./day)		3 KLD			
8.	Excess will be discharged onto 2.76 acres land reserved under Karnal Technology till the MC sewer is connected		193 KLD			
<b>5.2</b>	<b>Cumulative Details:</b>					
<b>Sr. No.</b>	<b>Total water Requirement</b>	<b>Total wastewater generated</b>	<b>Treated wastewater</b>	<b>Flushing water requirement</b>	<b>Green area requirement</b>	<b>For irrigation (2.76 acres) to be developed as per</b>

							Karnal Technology
	1.	371 KLD	297 KLD	291 KLD	95 KLD	Summer: 30 KLD Winter: 10 KLD Monsoon: 3 KLD	Summer: 166 KLD Winter: 186 KLD Monsoon: 193 KLD
5.10	Rain water harvesting proposal:		13 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.				
6	<b>Air</b>						
6.1	Details of Air Polluting machinery:		3 no. of DG sets of capacity 300 kVA, 400 kVA and 500 kVA shall be installed.				
6.2	Measures to be adopted to contain particulate emission/Air Pollution		DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
7	<b>Waste Management</b>						
7.1	Total quantity of solid waste generation		<b>Description</b>	<b>As per Earlier EC</b>	<b>Proposed</b>	<b>Total (after Expansion)</b>	
			<b>Solid waste generation</b>	848 kg/day	271 kg/day	1,119 kg/day	
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not		Yes. Biodegradable waste will be managed by installation of 2 Composters of size 300 kg & 200 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site or disposal site of MC. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.				
7.3	Details of management of Hazardous Waste.		Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.				
8	<b>Energy Saving &amp; EMP</b>						
8.1	Power Consumption:		2,221.71 KW				

8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The project will install solar panels at terrace of all towers which will generate 250 KW of power. Also, 26.176 KW of energy will be saved by using LEDs instead of CFLs within the project. Details of energy savings submitted.																																																
8.3	<p>Details of activities under Environment Management Plan.</p> <p><b><u>construction phase:</u></b></p> <table border="1" data-bbox="293 517 1390 2022"> <thead> <tr> <th data-bbox="293 517 820 613">Description</th> <th data-bbox="820 517 1032 613">Capital Rs. Lakhs</th> <th data-bbox="1032 517 1390 613">Recurring Cost Rs. Lakhs</th> </tr> </thead> <tbody> <tr> <td data-bbox="293 613 820 752">Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)</td> <td data-bbox="820 613 1032 752">50</td> <td data-bbox="1032 613 1390 752">5</td> </tr> <tr> <td data-bbox="293 752 820 891">Air &amp; Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).</td> <td data-bbox="820 752 1032 891">10</td> <td data-bbox="1032 752 1390 891">1</td> </tr> <tr> <td data-bbox="293 891 820 943">Landscaping</td> <td data-bbox="820 891 1032 943">3</td> <td data-bbox="1032 891 1390 943">1</td> </tr> <tr> <td data-bbox="293 943 820 1032">Rainwater Recharging (construction of remaining 11 pits)</td> <td data-bbox="820 943 1032 1032">20</td> <td data-bbox="1032 943 1390 1032">1</td> </tr> <tr> <td data-bbox="293 1032 820 1084">Environmental Monitoring</td> <td data-bbox="820 1032 1032 1084">4</td> <td data-bbox="1032 1032 1390 1084">4</td> </tr> <tr> <td data-bbox="293 1084 820 1223">Solid Waste Management (including mechanical composters of size 300 &amp; 200 kg)</td> <td data-bbox="820 1084 1032 1223">30</td> <td data-bbox="1032 1084 1390 1223">2</td> </tr> <tr> <td data-bbox="293 1223 820 1361">Energy Conservation Measures (Solar lighting, CFL &amp; solar panel system)</td> <td data-bbox="820 1223 1032 1361">100</td> <td data-bbox="1032 1223 1390 1361">1</td> </tr> <tr> <td data-bbox="293 1361 820 1458"><b>TOTAL</b></td> <td data-bbox="820 1361 1032 1458"><b>Rs. 217 Lakhs</b></td> <td data-bbox="1032 1361 1390 1458"><b>Rs. 15 Lakhs</b></td> </tr> <tr> <th data-bbox="293 1458 1015 1554">Description</th> <th colspan="2" data-bbox="1015 1458 1390 1554">Recurring Cost (Rs. In Lakhs/annum)</th> </tr> <tr> <td data-bbox="293 1554 1015 1650">Waste water Management (Two STPs of 100 KLD &amp; 250 KLD capacity)</td> <td colspan="2" data-bbox="1015 1554 1390 1650">5</td> </tr> <tr> <td data-bbox="293 1650 1015 1747">Air &amp; Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets).</td> <td colspan="2" data-bbox="1015 1650 1390 1747">0.5</td> </tr> <tr> <td data-bbox="293 1747 1015 1798">Landscaping</td> <td colspan="2" data-bbox="1015 1747 1390 1798">3</td> </tr> <tr> <td data-bbox="293 1798 1015 1895">Rainwater Recharging (maintenance of 13 pits)</td> <td colspan="2" data-bbox="1015 1798 1390 1895">3</td> </tr> <tr> <td data-bbox="293 1895 1015 1946">Environmental Monitoring</td> <td colspan="2" data-bbox="1015 1895 1390 1946">4</td> </tr> <tr> <td data-bbox="293 1946 1015 1998">Solid Waste Management</td> <td colspan="2" data-bbox="1015 1946 1390 1998">5</td> </tr> </tbody> </table>		Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs	Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)	50	5	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).	10	1	Landscaping	3	1	Rainwater Recharging (construction of remaining 11 pits)	20	1	Environmental Monitoring	4	4	Solid Waste Management (including mechanical composters of size 300 & 200 kg)	30	2	Energy Conservation Measures (Solar lighting, CFL & solar panel system)	100	1	<b>TOTAL</b>	<b>Rs. 217 Lakhs</b>	<b>Rs. 15 Lakhs</b>	Description	Recurring Cost (Rs. In Lakhs/annum)		Waste water Management (Two STPs of 100 KLD & 250 KLD capacity)	5		Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets).	0.5		Landscaping	3		Rainwater Recharging (maintenance of 13 pits)	3		Environmental Monitoring	4		Solid Waste Management	5	
Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs																																																
Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)	50	5																																																
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).	10	1																																																
Landscaping	3	1																																																
Rainwater Recharging (construction of remaining 11 pits)	20	1																																																
Environmental Monitoring	4	4																																																
Solid Waste Management (including mechanical composters of size 300 & 200 kg)	30	2																																																
Energy Conservation Measures (Solar lighting, CFL & solar panel system)	100	1																																																
<b>TOTAL</b>	<b>Rs. 217 Lakhs</b>	<b>Rs. 15 Lakhs</b>																																																
Description	Recurring Cost (Rs. In Lakhs/annum)																																																	
Waste water Management (Two STPs of 100 KLD & 250 KLD capacity)	5																																																	
Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets).	0.5																																																	
Landscaping	3																																																	
Rainwater Recharging (maintenance of 13 pits)	3																																																	
Environmental Monitoring	4																																																	
Solid Waste Management	5																																																	

Energy Conservation Measures		2		
<b>TOTAL</b>		<b>Rs. 22.5 Lakhs</b>		
Rs. 15 Lakhs has been reserved under following CER activities.				
Sr. No.	Activities as per OM dt. 01.05.2018	Cost (Rs. Lacs)	Timeline	
			Start Date	End date
1.	Maintenance of village road adjoining the project location	12	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
2.	Provision of street lights	3	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
<b>Total</b>		<b>Rs. 15 Lakhs</b>		

During meeting, the Committee observed that the latest construction status report to be furnished by Punjab Pollution Control Board is still awaited. Further, the Committee appraised the application proposal of the promoter company and after detailed deliberations, the Committee decided to defer the case till the receipt of reply of the below mentioned observations:

1. The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972 in the prescribed format.
2. The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.

The latest construction status report received from Punjab Pollution Control Board vide letter no. 1689 dated 14.03.2023 is as under:

*“The proposed site of the subject cited project was visited by officer of the Board on 1/2/2023 and the point wise reply of the comments sought by SEIAA relating to the proposal of the subject cited industry is given as under:*

Sr. no.	Report of point sought by SEIAA	Remarks
1.	Construction status of the proposal	<ol style="list-style-type: none"> <li>1. The project proponent has earmarked the entire boundary wall of the project with brick wall.</li> <li>2. The project proponent has purchased the 2 phase of the project. The 1st phase has already been Completely</li> </ol>



developed by M/S Best Zone Builder and Developer P Ltd..

3. In 2 nd phase, there are total 8 blocks ( i.e block A@4 tower, Block B@2 Tower, Block A1@1 Tower & Block C@1 Tower.
4. The project proponent has started construction on 6 Blocks and remaining two blocks have not started construction yet.
5. The block wise construction status is as under:

Sr.	Block	Const. status
A	Block A (3 BHK of S + 11	Structure work completed upto S + 10 storied building
B	Block A (3 BHK of S + 11	Structure work completed upto S + 6 storied building
C	Block A (3 BHK of S + 11	Structure work completed upto S + 6 storied building
D	Block B (2 BHK of S + 11	Entire structure work completed upto S + 11 storied building
E	Block A (2 BHK of S + 11	Entire structure work completed upto S + 11 storied building
F	Block C (3 BHK of S + 12	Entire structure work completed upto S + 2 storied building
G	Block A (3 BHK of S + 11	Construction of basement work started.
H	Block A-1 (3 BHK of S + 12	Construction of basement work started.

		<table border="1"> <tr> <td>I</td> <td>Club House</td> <td>Construction started and structure work completed upto G+1.</td> </tr> <tr> <td>J</td> <td>EWS Flats</td> <td>No Construction started on EWS Flats yet.</td> </tr> </table> <p>The project proponent has not started any construction in expansion portion of EWS Flats and Shops.</p>	I	Club House	Construction started and structure work completed upto G+1.	J	EWS Flats	No Construction started on EWS Flats yet.
I	Club House	Construction started and structure work completed upto G+1.						
J	EWS Flats	No Construction started on EWS Flats yet.						
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any	<p>The following units are located within 500 m radius of the unit:</p> <ol style="list-style-type: none"> <li>1. No rice sheller/ stone crusher/ hot mix plant/ brick kiln/CBWTF exist within 500 mtr from the proposed site.</li> <li>2. There is no jaggery, petroleum outlet exist within 100 mtr of the site.</li> <li>3. There is seasonal drain/ nallah/ choe exist adjoining the site.</li> <li>4. There is no eco-sensitive structure within 500 mtr of the site.</li> </ol>						
3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.						

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

**Deliberations during 243<sup>rd</sup> meeting of SEAC held on 03.04.2023.**

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Committee allowed the Project Proponent to present the reply of the observations raised in its 240<sup>th</sup> meeting held on 20.02.2023. Thereafter, the Project Proponent presented the reply as under:

S. No.	Observations	Reply
1.	The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 in the prescribed format.	Self-declaration stating that project does not require clearance under Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 submitted.
2.	The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.	The estimation for flushing water requirement has been calculated correctly. Flushing water requirement has been calculated for Phase-II only (i.e. for 359 Residential Flats & 50 EWS Flats) as Phase I does not have facility for utilization of treated water for flushing. As the phase I has already been constructed therefore, no addition/ alternation is possible at this stage viz-a-viz exploring the possibility of utilization of treated sewage for flushing purposes. Thus, revision in the water balance diagram cannot be considered at this stage.

The Committee perused the reply given by the Project Proponent and after detailed deliberations, decided to defer the case till the reply of the below mentioned observations:

- (i) The Project Proponent was granted Environmental Clearance in the name of Orchid Greens and now has submitted application for expansion in the name of Leela Orchid Greens. The Project Proponent shall submit the proper justification for change in name of the group housing project from Orchid Greens to Leela Orchid Greens. The Project Proponent shall submit the relevant supporting documents in this regard.
- (ii) The Project Proponent shall submit the details of the block wise built-up area constructed so far.

- (iii) The Project Proponent shall submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.

**Deliberations during 247<sup>th</sup> meeting of SEAC held on 22.05.2023.**

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	Queries	Reply
1.	The Project Proponent was granted Environmental Clearance in the name of Orchid Greens and now has submitted application for expansion in the name of Leela Orchid Greens. The Project Proponent shall submit the proper justification for change in name of the group housing project from Orchid Greens to Leela Orchid Greens. The Project Proponent shall submit the relevant supporting documents in this regard.	The project earlier envisaged in the name of "Orchid Greens" is now being established in its new name "Leela Orchid Greens". RERA registration of the project has already been obtained in the name of "Leela Orchid Greens". Copy of RERA registration certificate is submitted. Later on, letter was submitted to Regional Office, Deputy Directorate and MC, Kharar. NOC regarding the same has been obtained from the concerned department. Copy of the correspondence done along with approval letter is submitted.

2.	The Project Proponent shall submit the details of the block wise built-up area constructed so far.	<p>It is to highlight that Environmental Clearance has already been issued by SEIAA, Punjab for the project namely "Orchid Greens" vide letter no. SEIAA/M.S./2014/3306 dated 11.11.2014 for 383 flats, 38 EWS flats, 1 community center and 15 shops in the total plot area of 25,849.29 sq.m. (6.387 acres) and built-up area of 44,879.4 sq.m.</p> <p>Phase-I namely "Orchid Greens" (on 1.387 acres) has already been developed by M/s Best Zone Builders and Developers Pvt. Ltd. and same is in operational phase. Initially, all approvals were obtained by M/s Best Zone Builders and Developers Pvt. Ltd. Later on, due to Bankruptcy, project was handed over to NCLT and IRP was appointed. While, remaining land of 20,234 sq.m. was purchased by M/s Leela Residencies Pvt. Ltd.</p> <p>The block wise built-up area details are given below:</p> <table border="1" data-bbox="655 1003 1390 1966"> <thead> <tr> <th>Sl. No.</th> <th>Blocks</th> <th>Construction Status</th> <th>Built-up area constructed (sq.m.)</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Phase-I (M/s Best Zone Builders and Developers Pvt. Ltd.)</b></td> </tr> <tr> <td>1.</td> <td>Block-D (G+3)</td> <td>Constructed</td> <td>1374.57</td> </tr> <tr> <td>2.</td> <td>Block-E (G+3)</td> <td>Constructed</td> <td>434.28</td> </tr> <tr> <td>3.</td> <td>Block-F (G+3)</td> <td>Constructed</td> <td>4660.19</td> </tr> <tr> <td>4.</td> <td>Block-G (G+3)</td> <td>Constructed</td> <td>336.97</td> </tr> <tr> <td>5.</td> <td>Shops</td> <td>8 shops Constructed out of 19 shops</td> <td>245.33</td> </tr> <tr> <td colspan="4"><b>Phase-II (M/s Leela Residencies Pvt. Ltd.)</b></td> </tr> <tr> <td>6.</td> <td>Block A (3 BHK of S + 11)</td> <td>Constructed</td> <td>5,227.47</td> </tr> <tr> <td>7.</td> <td>Block A (3 BHK of S + 11)</td> <td>Constructed</td> <td>5,227.47</td> </tr> </tbody> </table>	Sl. No.	Blocks	Construction Status	Built-up area constructed (sq.m.)	<b>Phase-I (M/s Best Zone Builders and Developers Pvt. Ltd.)</b>				1.	Block-D (G+3)	Constructed	1374.57	2.	Block-E (G+3)	Constructed	434.28	3.	Block-F (G+3)	Constructed	4660.19	4.	Block-G (G+3)	Constructed	336.97	5.	Shops	8 shops Constructed out of 19 shops	245.33	<b>Phase-II (M/s Leela Residencies Pvt. Ltd.)</b>				6.	Block A (3 BHK of S + 11)	Constructed	5,227.47	7.	Block A (3 BHK of S + 11)	Constructed	5,227.47
Sl. No.	Blocks	Construction Status	Built-up area constructed (sq.m.)																																							
<b>Phase-I (M/s Best Zone Builders and Developers Pvt. Ltd.)</b>																																										
1.	Block-D (G+3)	Constructed	1374.57																																							
2.	Block-E (G+3)	Constructed	434.28																																							
3.	Block-F (G+3)	Constructed	4660.19																																							
4.	Block-G (G+3)	Constructed	336.97																																							
5.	Shops	8 shops Constructed out of 19 shops	245.33																																							
<b>Phase-II (M/s Leela Residencies Pvt. Ltd.)</b>																																										
6.	Block A (3 BHK of S + 11)	Constructed	5,227.47																																							
7.	Block A (3 BHK of S + 11)	Constructed	5,227.47																																							

		8.	Block A (3 BHK of S + 11)	Structure work completed till Stilt	602.87
		9.	Block B (2 BHK of S + 11)	Constructed	7,900.19
		11.	Block C (3 BHK of S + 12)	Constructed	5,643.91
		12.	Block A1 (3 BHK of S + 11/12)	Structure work completed till Stilt	602.87
		13.	Block A (3 BHK of S + 11)	Structure work completed till S+2	1435.74
		14.	Club House	Constructed	837.75
		15.	EWS	Construction not started	-
			<b>Built-up Area constructed</b>		<b>34,529.61</b>
3.	The Project Proponent shall submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.	<p>Project falls in Master Plan of Kharar and excess sewage load for the said project has already been accounted by MC, Kharar. Accordingly, letter was issued by MC, Kharar vide dated 23.10.2013 for disposal of excess treated water into main sewer. Copy of letter in this regard is submitted.</p> <p>Punjab Water Supply &amp; Sewerage Board, Ropar has informed to MC, Kharar that a DPR has been prepared and submitted to higher authority for approval. Copy of the letter is submitted. According to the letter, 100% sewerage facility for Shiwalik city, Villages- Chajju Majra, Khuni Majra, Sante Majra, and both sides of the Landran road is under proposal and has already been sent to competent authority amounting Rs. 5,460.10 lakhs and same is likely to be approved in the near future. Sewerage work will be completed within time frame of 2 years thereafter. Layout plan showing location of project along with location of proposed STP (10 MLD) of MC, Kharar is submitted. Recently letter has been issued by MC, Kharar vide dated 04.05.2023 stating the same for our project. Copy of the letter is submitted.</p>			

		<p>In addition, alternate disposal arrangement has also been proposed for disposal of treated wastewater on adjoining land measuring 2.76 acres reserved for Karnal technology till the main sewer line is connected to our project.</p> <p>Further, it is to assure you that no possession in Phase II of Leela Residencies Pvt. Ltd. project name “Leela Orchid Greens” will be given till main MC sewer is connected to our project.</p>
--	--	---

The Committee perused the reply of the Project Proponent submitted through ADS and observed that the Project Proponent has not submitted satisfactory reply to the observation raised at Point No. 1 and asked the Project Proponent to submit affidavit for owning the responsibility to comply with the conditions of the Environmental Clearance earlier granted in the name of Orchid Greens. In this regard, the Project Proponent submitted an affidavit attested by Notary public stating that he shall be responsible to comply with the conditions of the Environment Clearance already granted in favour of project namely “Orchid Greens” by M/s Best Zone Builders and Developers Pvt. Ltd. on 11.11.2014 and also hereby undertake to comply with the conditions as will be prescribed in the EC for the proposed project on the name of Leela Orchid Greens” by M/s Leela Residencies Pvt. Ltd. Further, there is no dispute pending at any forum with respect to the change in name of the project or amalgamation of the projects namely “Orchid Green” and “Leela Orchid Green” by M/s Leela Residencies Pvt Ltd. Further, in case of any dispute in future, the Project Proponent shall be responsible for the same. The Committee noted the same and took the affidavit on record.

The Committee further asked the Project Proponent to submit an affidavit stating that possession to the flat owners shall not be given until the outlet of the project sewer is connected with the public sewer. The Project Proponent submitted the same.

The Committee was satisfied with the presentation and reply given by the Project Proponent and after detailed deliberations, the Committee decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” at Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd, subject to the following standard & special conditions: -

**Special Conditions: -**

1. The Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the sewer of MC, Kharar.

**I. Statutory compliances:**

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.



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

## **II. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

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

### **III. Water quality monitoring and preservation**

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total fresh water requirement for the project shall be 276 KLD. Total freshwater use shall not exceed the proposed requirement as provided in the application proposal and other relevant details as under:
  - b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

<b>Sr. No</b>	<b>Nature of the Stream</b>	<b>Color code</b>
a)	Fresh water	Blue

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

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

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

- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### **IV. Noise monitoring and prevention**

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

#### **V. Energy Conservation measures**

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass,

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

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

## **VI. Waste Management**

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install 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 323 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.
- 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 EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

**XI. Validity**

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

**XII. Miscellaneous**

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.

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

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

### **XIII. Additional Conditions**

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

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

#### **1.0 Deliberations during 250<sup>th</sup> meeting of SEIAA held on 09.06.2023**

The case was considered by SEIAA in its 250<sup>th</sup> meeting held on 09.06.2023 which was attended by the following:

- (i) Sh. Sham Sundar, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

During the meeting, the project proponent informed in writing that one of the conditions imposed by SEAC requires deliberation for which their experts are not available and requested for deferring the case.

After detailed deliberations, SEIAA decided to defer the case to the next meeting.

#### **2.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Sh. Sham Sundar, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Dr. Sandeep Garg, Environmental Consultant, M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

During the meeting, the project proponent informed that Special condition of SEAC stating that *"The Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the sewer of MC, Kharar"* needs to be amended because such a condition cannot be retrospectively imposed on an EC granted in in 2014 and can only be

imposed in respect of expansion component of the Project. In this regard, Authority asked the Project Proponent to submit revised affidavit stating the same.

The project proponent has submitted the revised affidavit stating that no possession will be given in the expansion part of the project (i.e. 96 Flats and 12 EWS flats) till the project is connected with the MC sewer for the disposal of excess treated wastewater generated. The PP has also submitted undertaking to SEAC that the excess treated wastewater of the Project (till the final connection with the MC Sewer and terminal STP system) will be disposed through “Karnal Technology” method in 2.76-acre area of adjoining acquired land.

To another observation by SEIAA that the maintenance of village roads proposed under the Additional Environmental Activities (AEA's) was a CSR activity and not included in the list of an AEA's identified by SEIAA for amelioration of the environment, the PP stated that Rs 15 lakhs would be deposited in the Govt Treasury for raising plantations, Nanak Bagichis etc by the Forest Department under the Greening Punjab Mission scheme of state Government. After detailed deliberations and examination of relevant documents along with the perusal of the project, SEIAA decided to permit the name change in the project from “Orchid Greens” to “Leela Orchid Greens” and to grant Environmental Clearance for Expansion of Group Housing project namely “Leela Orchid Greens” at Sector115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd., as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and their consultant with proposed measures and subject to the conditions proposed by SEAC and subject to the following amended condition:

**Amended Condition no. 1. of Special Conditions.**

1. The Project Proponent shall not give possession to the flat owners in the expansion part of the project until the outlet of the project sewer is connected with the sewer of MC, Kharar. Project Proponent will further ensure that till the project is connected with the MC sewer, the entire quantity of treated wastewater (original project + expansion components) will be disposed of within the project premises (including 2.76 acres adjoining land for water utilization through “Karnal Technology” methodology) thus achieving ZLD status of the combined project till connection with the MC sewer.
2. PP would deposit Rs 15 lakhs in the Treasury under GPM head of account within 3 months.

**Item No.255.02: Application for Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture). (Proposal no. SIA/PB/NCP/30232/2018).**

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

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

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

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

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

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

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

	<i>prescribed criteria for setting up of such projects.</i>	
--	---	--

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

### **Deliberations during 235<sup>th</sup> meeting of SEAC held on 24.12.2022.**

The case was considered by the following:

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

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

<b>Sr. No</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	The Residential Mega Township by M/s. Greater Punjab Officers Corporative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (In Joint Venture)
1.2	Proposal:	SIA/PB/NCP/30232/2018
1.3	Location of Project:	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Total scheme area: 396.08 acres Net planned area: 317.52 acres Built- up area: 21,56,924.03 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) – ‘Township and Area Development’
1.6	Cost of the project	Rs. 1028 Crores



<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	Permission for Change of Land Use for the total land area of 392.03 acres (23.75 acres + 54.40 acre + 57.70 acre + 229.77 acre + 26.41 acre) submitted, however, total land area of 396 acres has been proposed for grant of Environmental Clearance. The Project Proponent needs to submit the permission for CLU for remaining 3.97 acre land area.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	As per the Master Plan of New Chandigarh, project site falls under residential zone.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. NOC in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Yes. City Bird Sanctuary is located at 10 km; SE & Sukhna Wildlife Sanctuary at 8 km; NE from the project location. Thus, NBWL clearance is required for eco-sensitive zone of Sukhna Wildlife sanctuary. Application has been filed to obtain NBWL Clearance.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes Project falls in eco-sensitive zone of Sukhna Wildlife Sanctuary.

3.5	Green area requirement and proposed No. of trees:	Total green area: 77,294.96 sq.m. Proposed trees to be planted: 20,040 nos.																																				
<b>4.</b>	<b>Configuration &amp; Population</b>																																					
4.1	Proposal & Configuration	The project comprises of total scheme area of 396.08 acres and net planned area of 317.52 acres. The details are as under:																																				
		<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Area (in acres)</th> <th>Net Planning Area (in %)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Area under Residential Development</td> <td>138.37</td> <td>43.58</td> </tr> <tr> <td>2</td> <td>Group Housing</td> <td>8.27</td> <td>2.6</td> </tr> <tr> <td>3</td> <td>Area under Commercial Development</td> <td>15.82</td> <td>5</td> </tr> <tr> <td>4</td> <td>Area under Parks</td> <td>19.10</td> <td>6.02</td> </tr> <tr> <td>5</td> <td>Area under Public Buildings</td> <td>24.76</td> <td>7.79</td> </tr> <tr> <td>6</td> <td>Area under Roads, Pavements, open</td> <td>111.20</td> <td>35.01</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>317.52</b></td> <td><b>100</b></td> </tr> </tbody> </table>					Sr. No.	Description	Area (in acres)	Net Planning Area (in %)	1	Area under Residential Development	138.37	43.58	2	Group Housing	8.27	2.6	3	Area under Commercial Development	15.82	5	4	Area under Parks	19.10	6.02	5	Area under Public Buildings	24.76	7.79	6	Area under Roads, Pavements, open	111.20	35.01	<b>Total</b>		<b>317.52</b>	<b>100</b>
Sr. No.	Description	Area (in acres)	Net Planning Area (in %)																																			
1	Area under Residential Development	138.37	43.58																																			
2	Group Housing	8.27	2.6																																			
3	Area under Commercial Development	15.82	5																																			
4	Area under Parks	19.10	6.02																																			
5	Area under Public Buildings	24.76	7.79																																			
6	Area under Roads, Pavements, open	111.20	35.01																																			
<b>Total</b>		<b>317.52</b>	<b>100</b>																																			
		*The details are as per the layout plan approved on 28.03.2018 from Chief Town Planner, Punjab.																																				
4.2	Area details as per Environmental Clearance and after expansion:																																					
		<table border="1"> <thead> <tr> <th rowspan="2">Sl. No.</th> <th rowspan="2">Description</th> <th colspan="2">EC Accorded</th> <th>Proposed</th> <th colspan="2">Total (After Expansion)</th> </tr> <tr> <th>Area (in sq.m.)</th> <th>Area (in acres)</th> <th>Area (in acres)</th> <th>Area (in sq.m.)</th> <th>Area (in acres)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td><b>Total Plot Area (Scheme Area)</b></td> <td><b>11,65,089.96</b></td> <td><b>287.9</b></td> <td><b>108.18</b></td> <td><b>16,02,880.31</b></td> <td><b>396.08</b></td> </tr> </tbody> </table>					Sl. No.	Description	EC Accorded		Proposed	Total (After Expansion)		Area (in sq.m.)	Area (in acres)	Area (in acres)	Area (in sq.m.)	Area (in acres)	1	<b>Total Plot Area (Scheme Area)</b>	<b>11,65,089.96</b>	<b>287.9</b>	<b>108.18</b>	<b>16,02,880.31</b>	<b>396.08</b>													
Sl. No.	Description	EC Accorded		Proposed	Total (After Expansion)																																	
		Area (in sq.m.)	Area (in acres)	Area (in acres)	Area (in sq.m.)	Area (in acres)																																
1	<b>Total Plot Area (Scheme Area)</b>	<b>11,65,089.96</b>	<b>287.9</b>	<b>108.18</b>	<b>16,02,880.31</b>	<b>396.08</b>																																

2	Area Under EWS	64,304.55	15.89	3.98	80,411.1082	19.87 (@ 5.02%)
3	Area under Govt. Acquisition	24604.9	6.08	4.22	7,527.16	1.86
4	Area under Revenue Rasta	21084.12	5.21	2.77	32,293.94	7.98
5	Area under Sector Road	83203.40	20.56	1.48	89,192.79	22.04
6	Reserved Area	146213	36.13	-9.32	1,08,496.32	26.81
7	<b>Net Planned Area</b> [1- (2+3+4+5+6)]	<b>8,26,772.76</b>	<b>204.03</b>	<b>113.49</b>	<b>12,84,958.98</b>	<b>317.52</b>
8	Area Under Residential	3,93,880.53	97.33	41.04	5,59,964.02	138.37
9	Area Under Commercial	42,977.61	10.62	5.2	64,021.32	15.82 (@ 5%)
10	Area under Amenities / Public Buildings	43,989.33	10.87	13.89	1,00,200.25	24.76
11	Area under Group Housing	20,719.92	5.12	3.15	33,467.53	8.27
12	Total Saleable Area (incl. EWS) (2+8+9+11)	--	-	-	7,37,863.98	182.33 (@ 54.04%)
13	Area under Parks	49,695.39	12.27	6.83	77,294.96	19.10

	14	Area under roads, paved open spaces	83,203.37	20.56	90.64	4,50,010.43	111.2
4.3	<b>Population details</b>						
Sl. No.	Description	Norms	EC Accorded		Proposed	Total (After Expansion)	
			Total Plots / Area	No. of Persons	No. of Persons	Total Plots / Area	No. of Persons
1.	Residential Plotted Development	15 persons per plot	1,202 Plots	18,030	14,685	2,181 Plots	32,715
2.	Group Housing	450 persons per acre	5.12 acres	2,304	1,418	8.27 acres	3,722
3.	Commercial	100 persons per acre	10.62 acres	1,062	520	15.82 acres	1,582
4.	Amenities	100 persons per acre	10.87 acres	1,087	1,389	24.76 acres	2,476
5.	EWS	400 persons per acre	15.89 acres	6,356	1,592	19.87 acres	7,948
<b>Total</b>				<b>28,839</b> <b>Persons</b>	<b>19,604</b> <b>Persons</b>		<b>48,443</b> <b>Persons</b>



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

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement (77,295 sqm)	Into sewer
1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD	Summer : 2338 KLD Winter: 2624 KLD Monsoon: 3110 KLD
5.10	Rain water harvesting proposal:	Total 192 Recharge Pits i.e. 155 pits by individual plot owners and 37 recharge pits by developer.				
6	<b>Air</b>					
6.1	Details of Air Polluting machinery:	5 DG sets of 120 kVA capacity each				
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
7	<b>Waste Management</b>					
7.1	Total quantity of solid waste generation	18.56 MT/day				
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery	10 Mechanical composters of 1000 kg, 1 of 200 kg and 1 of 150 kg capacity will be installed within the project premises.				

	Facility submitted or not																												
7.5	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																											
8	<b>Energy Saving &amp; EMP</b>																												
8.1	Power Consumption:	Total power demand for the proposed project will be 10,000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).																											
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas.																											
8.3	<p>Details of activities under Environment Management Plan</p> <p><b><u>Construction phase</u></b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Rs. Lakhs</th> <th>Recurring Cost Rs. Lakhs/annum</th> </tr> </thead> <tbody> <tr> <td>Wastewater Management STP of 6 MLD (in modules) MBBR, UF</td> <td>500</td> <td>7</td> </tr> <tr> <td>Air &amp; Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)</td> <td>50</td> <td>2</td> </tr> <tr> <td>Landscaping</td> <td>25</td> <td>5</td> </tr> <tr> <td>Rainwater Recharging (37 pits)</td> <td>60</td> <td>10</td> </tr> <tr> <td>Environmental Monitoring</td> <td>4</td> <td>4</td> </tr> <tr> <td>Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)</td> <td>350</td> <td>5</td> </tr> <tr> <td>Energy Conservation Measures (Solar lighting, CFL)</td> <td>40</td> <td>1</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>Rs. 1029 Lakhs</b></td> <td><b>Rs. 34 Lakhs/annum</b></td> </tr> </tbody> </table>		Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum	Wastewater Management STP of 6 MLD (in modules) MBBR, UF	500	7	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2	Landscaping	25	5	Rainwater Recharging (37 pits)	60	10	Environmental Monitoring	4	4	Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	350	5	Energy Conservation Measures (Solar lighting, CFL)	40	1	<b>TOTAL</b>	<b>Rs. 1029 Lakhs</b>	<b>Rs. 34 Lakhs/annum</b>
Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum																											
Wastewater Management STP of 6 MLD (in modules) MBBR, UF	500	7																											
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2																											
Landscaping	25	5																											
Rainwater Recharging (37 pits)	60	10																											
Environmental Monitoring	4	4																											
Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	350	5																											
Energy Conservation Measures (Solar lighting, CFL)	40	1																											
<b>TOTAL</b>	<b>Rs. 1029 Lakhs</b>	<b>Rs. 34 Lakhs/annum</b>																											



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

  

<b>8.4 CER details:</b>				
<b>S. No.</b>	<b>Activities</b>	<b>Fund allocated (Lakhs)</b>	<b>Timeline</b>	
			<b>Start</b>	<b>Completed</b>
1.	Maintenance of School Building, Construction of Toilets, Solar panels, furnitures, electronics devices and installation of RO system at Govt. Middle School, Dhode Majra.	130	After grant of EC	5 Years

2.	Adoption of Pond in Village Dhodemajra and its maintenance	60	After grant of EC	5 Years
3.	Health Facilities like provision of ambulance, wheel chairs and health checkup camps in nearby villages	40	After grant of EC	5 Years
4.	Installation of solar lights in Village of Salamtpur	10	After grant of EC	5 Years
5.	Promoting tree plantation & maintenance and social awareness program in nearby surrounding areas	17	After grant of EC	5 Years
<b>Total</b>		<b>257</b>		

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

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

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

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

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

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

- (i) The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.
- (ii) The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.
- (iii) The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
- (iv) The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.
- (v) The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
- (vi) The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016
- (vii) The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.
- (viii) The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.

- (ix) The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.

**Deliberations during 245<sup>th</sup> meeting of SEAC held on 24.04.2023.**

The meeting was attended by the following:

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

SEAC allowed the Environmental Consultant of the project proponent to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented reply as under:

<b>S. No.</b>	<b>ADS Queries</b>	<b>Reply</b>
1.	The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.	Construction activities in the expansion part were initiated in mid-April, 2021 and continued till mid-September, 2021. After that no construction has been done in the expansion part and presently also no construction activity is being carried out at the site.  Undertaking regarding the same submitted.
2.	The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.	Road base construction in approximately 17000 sq.m. of area in the expansion part has been done over a period of 5 months

		i.e. mid-April, 2021 to mid-September, 2021.
3.	The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc. as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.	Comparison chart for all the components submitted.
4.	The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.	The application to obtain the permission for abstraction of ground water from PWRDA has been submitted.
5.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act , 1972.	The application has been submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
6.	The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016.	The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules 2016 submitted.
7.	The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03	Additional CLU has been obtained for an area of 61.13 Acres. Copy of same submitted.

	acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.	
8.	The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.	The detailed proposal for CER activities along with NOC submitted.
9.	The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.	Self-declaration stating that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area submitted.

The Committee observed that Member Secretary SEAC vide letter no. 13 dated 05.01.2023 requested SEIAA to write to PPCB to take action under Section 15 read with Section 19 of the Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006. However, no report in this regard has been received from SEIAA.

The Committee observed that the Project Proponent was issued Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 with the following conditions besides other conditions:

- (i) Special condition: - Northern Regional Office, MoEF&CC, Chandigarh has yet not verified the compliance of conditions of earlier EC granted to the project. Thus, the observations to be made by MoEF&CC w.r.t compliances of previous EC, will be considered as additional ToRs for the expansion project. Further, the application for grant of EC for the expansion project will be considered only after the confirmation of the compliance of conditions of EC of the existing project.

- (ii) Additional ToR:- The Project Proponent shall re-work on the proposal to install STP considering waste water generation 80% of the total water consumption @ 200 LPCD on module basis so as to effectively handle the waste water as per generation from the society.

In compliance of the above, the Committee observed that MoEF&CC is yet to submit the certified compliance report. Further, the Project Proponent has submitted the proposal by considering the water consumption @ 135 LPCD against ToR condition of @ 200 LPCD. The Project Proponent agreed to revise the same.

The Committee perused the ADS reply submitted by the Project Proponent and found it incomplete w.r.t point no. 2, 6 & 8. The Project Proponent in the ADS reply of point no. 2 has not provided the details of road base construction carried out in the 17000 sq. m. area in the expansion part. Further the Project Proponent in the ADS reply of the point no. 6 has not provided the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc., agreement with the municipal authority for the disposal of inert waste. Further, the Project Proponent in the ADS reply of point no. 8 has provided repair of school roof, fixing of tiles on roof, furniture for anganwari workers etc. under CER activities which does not cover under environmental protection activities.

The Committee further perused the damage assessment, remediation plan and natural resource augmentation plan submitted by the Project Proponent and observed that the same is prepared without taking into account the No. of days of violation. No remediation measures have been proposed as the same has been mentioned as "Not Applicable". Proposal regarding submission of penalty amount to be deposited also not submitted. The Committee observed that the Damage Assessment Plan, Remediation Plan & Natural Resource Augmentation Plan was not in consonance with the Standard Operating Procedure as laid down by MoEF&CC vide Office Memorandum dated 7.07.2021 for identification and handling of violation cases.

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

- (i) The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749

dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&CC in their certified compliance report.

- (ii) The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.
- (iii) The Project Proponent shall submit the details of road base construction carried out in the 17000 sq. m. area in the expansion part.
- (iv) The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.
- (v) The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.
- (vi) The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.
- (vii) The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.
- (viii) The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.

**Deliberations during 247<sup>th</sup> meeting of SEAC held on 22.05.2023.**

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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



S. No.	ADS Queries	Reply by the Project Proponent
1.	<p>The Project Proponent shall submit the certified compliance report from MoEF&amp;CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&amp;CC in their certified compliance report.</p>	<p>Certified Compliance Report has been obtained from RO, MoEF&amp;CC, Chandigarh vide letter no. 5-852/2015-RO(NZ)/583 dated 02.12.2022. Copy of the same has already been enclosed with reply of EDS dated 07.10.2022. Copy of certified compliance report is submitted.</p>
2.	<p>The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.</p>	<p>Revised water demand calculations @ 200 lpcd along with water balance is submitted.</p> <p>Letter has been submitted to GMADA for disposal of excess treated water. Copy of acknowledgement is submitted.</p>
3.	<p>The Project Proponent shall submit the details of road base construction carried out in the 17,000 sq.m. area in the expansion part.</p>	<p>Area development done in expansion part = 17,000 sq.m (4.2 acres) disturbed during construction phase for laying of roads, sewer, storm, water supply, etc.</p> <p>Length of road = 2,200 m</p> <p>Width of road = 7.7 m</p> <p>Area of road = 17,000 sq.m. (approx.)</p>

		<p>Out of this, only 2,500 sq.m of area is involved under concrete or brick work in construction of roads.</p> <p>While, built-up area constructed by 11 individual plot owners = 2,010 sq.m.</p>
4.	The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.	2,280 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.
5.	The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.	Letter has been submitted to GMADA for disposal of inert solid waste. Copy of acknowledgement is submitted.
6.	The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.	Revised CER activities along with NOCs is submitted.
7.	The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.	<p>Revised Chapter 13 stating the details of the damage assessment, remediation plan &amp; natural resource augmentation plan is submitted.</p> <p>1. As per the damage assessment plan, remediation plan along with natural &amp; community resource augmentation plan, total no. of</p>

		<p>days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration regarding violation vide dated 03.03.2022). Date of submission of application proposal for EIA Notification dated 14.09.2006 is 19.05.2022. However, date of stoppage of construction work was 12.09.2021.</p> <p>2. The Capital &amp; Recurring cost for Damage Assessment has been estimated as 10.19 lakhs and Rs. 0.014 lakh/day respectively. Whereas, the amount allocated towards Remediation Plan &amp; Natural and Community Resources Augmentation Plan has been proposed as Rs. 14.7 lakhs for 326 days of violation.</p> <p>3. The Project Proponent after the grant of ToR committed the violation by carrying out the development/construction activity. The project cost incurred Rs. 4.60 Cr in expansion part without obtaining Environmental Clearance from 09.04.2021 till 15.09.2021 as per the CA certificate dated 22.04.2023 (CA certificate dated 22.04.2023 submitted).</p>
--	--	--

		Further, as the operation has not been commenced. Therefore, taking into consideration of the clause 12(i) of the OM dated 07.07.2021, penalty of Rs. 2.3 Lakhs have been worked out as total amount will be deposited.
8.	The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.	Superimposed layout plan is submitted.

The Committee perused the reply of Sr. No. 1 in the above table submitted by the Project Proponent vide letter dated 29.11.2022, in response to the observations conveyed by Regional Office of MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022, and observed that reply is incomplete with respect to following:

- (i) The Project Proponent has developed 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh which is on lower side.
- (ii) The Project Proponent has mentioned that NOC for structural safety and fire NOC are not applicable being a development project. The same was found to be not in order.
- (iii) The Project Proponent has also mentioned that due to financial crisis in the company, partial Consent to Operate (CTO) could not be applied. Further, the application has been filed to Punjab Pollution Control Board for partial Consent to Operate. The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent.
- (iv) The Project Proponent has submitted a copy of the work order for providing composter of 250 KG capacity for treatment of organic waste. The Committee perused the work order and observed that no cost of the proposed composter has been

mentioned in the same. The Committee took serious note of the issue and asked the Project Proponent and Environmental Consultant to be careful in future while submitting the documents before Committee.

The Committee observed that the Project Proponent has not provided the details of various components like storage area, material recovery facility, management of organic & inorganic waste, use of manure etc. The Project Proponent has also not submitted the agreement with the municipal authority for the disposal of inert waste. The Committee asked the Project Proponent to submit revised solid waste management proposal.

The Committee further observed that the Capital & Recurring cost proposed for Damage Assessment as Rs. 10.19 lakhs and Rs. 0.014 lakh/day respectively and the amount allocated towards Remediation Plan and Natural & Community Resources Augmentation Plan as Rs. 14.7 lakhs are on lower side and needs to be checked.

The Project Proponent apprised the Committee that the proposed project is located at a distance of 8 Km from Sukhna Wildlife Sanctuary as such he has applied for obtaining clearance from National Board for Wildlife (NBWL) as the project falls within eco-sensitive zone of the Sukhna Wildlife Sanctuary. In this regard, the Committee perused the SEIAA letter no. 518 dated 28.03.2023 addressed to Member Secretary vide which it was informed as under:

*“The Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden, vide letter no. 8334 dated 13.02.2023 has informed that the PCCF (HoFF), Punjab vide his letter dated 10.01.2023 requested the State Government to send the proposal to the Government of India, MoEF&CC/CEC to declare only 100 metres area of Punjab surrounding Sukhna Wildlife Sanctuary as eco sensitive zone. Further, it has been informed that until the approval of the Government of India is obtained for notifying the eco-sensitive zone of 100 metres around Sukhna Wildlife Sanctuary, as per the Hon’ble Supreme Court order dated 03.06.2022, the width of eco-sensitive zone is to be considered as 1 km.”*

In view of above the Committee decided not to press the Project Proponent for obtaining NOC from National Board for Wildlife (NBWL) due to the decision taken by the SEIAA to observe 1Km as eco-sensitive zone around the wildlife sanctuary.

The Committee perused the Environmental Clearance earlier granted to the project vide SEIAA letter No. 175 dated 16.01.2015 with a proposal to dispose of the excess treated wastewater of 2.1 MLD into the public sewer. The said Environmental Clearance was granted in view of GMADA Memo No. DE(PH-1)2014/2210 dated 23.05.2014 mentioning that GMADA will account for water supply and sewage load from the project while designing the trunk services on the peripheral grid road of Mullanpur, Master Plan.

However, in the present expansion proposal, the Project Proponent has proposed to discharge excess treated wastewater of 4.9 MLD into public sewer. The Project Proponent has submitted a copy of GMADA letter No. GMADA-DE (PH-2)-2023/1169 dated 19.05.2023, wherein, it has been mentioned that it is proposed to lay 600mm diameter pipeline on VR-5 road passing through the project, for the purpose of disposal of surplus treated wastewater left after utilizing within the project. The pipeline could only be laid after the land of VR-5 is acquired by the concerned office. The connection would be provided as per the terms & conditions laid down by GMADA.

The Committee observed that earlier GMADA vide letter dated 23.05.2014 informed that GMADA will account for water supply and sewage load from the project and now GMADA vide letter dated 19.05.2023 indicated that land of VR-5 has not been acquired. The Committee observed that even after the lapse of 9 years, land has not been acquired so far by the GMADA and no timelines have been given for laying the sewer pipe line.

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

- (i) The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.
- (ii) The Project Proponent shall submit the revised reply of the observations raised by MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:
  - a) Development of 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.
  - b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.
  - c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than

8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.

- d) The Project Proponent shall submit proper copy of the work order for providing composters.
- (iii) The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic waste, composters, material recovery facility, utilization/disposal of manure etc.
- (iv) The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.
- (v) The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for the disposal of excess treated waste water.
- (vi) The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The case was considered by the following:

- (i) Mr. Sanjay Carol Harrison M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	ADS Queries	Reply
--------	-------------	-------

(i)	The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.	The break-up of net planned area as per earlier accorded Environmental Clearance and as per the expansion proposal is given in <b>Table 1</b> below.
-----	--	--

**Table 1: Comparison of breakup of net planning area as per Earlier EC and as per Expansion proposal**

S. No.	Components	EC accorded	As per Expansion proposal
		Area (in acres)	
1.	Area under Residential including Group Housing	97.333	146.64
2.	Area under Commercial	10.62	15.82
3.	Area under Amenities/ Public buildings/ Institution including Utilities	12.61	24.76
4.	Area under Internal Roads, paved & open spaces	71.187	111.2
5.	Area under Parks	12.28	19.10
<b>Net Planned area</b>		<b>204.03 acres</b>	<b>317.52 acres</b>

S. No.	ADS Queries	Reply
(i)	The Project Proponent shall submit the revised reply of the following observations raised by	The revised reply of observations raised by MoEF&CC vide letter dated 18.11.2022 is given below:



<p>MoEF&amp;CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:</p> <p>a) Development of 17.2 acres of green area out of total green area of 19.10 acres by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.</p> <p>b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.</p> <p>c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.</p>	<p>a) The figure of Rs. 30 lakhs was mentioned due to typographic error instead of Rs. 230 lakhs. Thus, an expenditure of Rs. 2.3 Crores have been spent on development of 17.2 acres of green area within the project.</p> <p>b) It is to highlight that our project is plotted residential township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will obtain separate NOC such as structural safety certificate, fire NOC, etc. at the time of building plan approval of their plot.</p> <p>c) Being a residential plotted township project, development in the form of roads, plumbing lines, electrical lines, etc. is being done by us. Due to COVID-19, development of the project has been slow down. Although, plots are being developed by individual plot owners. Only 50 plots are operational. Earlier, we were unaware of obtaining Consent to Operate (CTO). Accordingly, adequate STP of 250 KLD capacity has been installed recently. Thus, application has been filed to PPCB for obtaining partial CTO. Copy of acknowledgement is submitted. Further, it is to assure you that CTO will be obtained in 1-2 months of time.</p>
--	---

	d) The Project Proponent shall submit proper copy of the work order for providing composters.	d) Proper copy of work order for composter is submitted.
(ii)	The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic waste, composters, material recovery facility, utilization/disposal of manure etc.	5,700 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted. Solid waste management proposal is submitted.
(iii)	The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.	It is to highlight that there are two periods for submission of compliance reports i.e. period from 1 <sup>st</sup> April to 30 <sup>th</sup> September and 1 <sup>st</sup> October to 31 <sup>st</sup> March. Also, it is to inform you that earlier Environmental Clearance has been issued in offline mode. Accordingly, compliance report against earlier EC cannot be uploaded on Parivesh portal. Thus, acknowledgement mail for submission of compliance report for period from 1 <sup>st</sup> April to 30 <sup>th</sup> September (i.e. period ending 30.09.2022) and period from 1 <sup>st</sup> October to 31 <sup>st</sup> March (i.e. period ending 31.03.2023) is submitted.
(iv)	The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for	GMADA letter No. 1424 dated 02.06.2023 submitted wherein it has been mentioned that timeline for laying of 600 mm dia pipeline on VR-5 road for disposal of surplus treated wastewater shall be laid within 3-4 years.

	the disposal of excess treated waste water.	
(v)	The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.	Revised details of the damage assessment, remediation plan & natural resource augmentation plan is submitted. Revised CER is also incorporated in it.

The Project Proponent presented the revised details of Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

- (i) As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration to SEIAA regarding violation vide dated 03.03.2022).
- (ii) The Committee observed that the Project Proponent has not submitted proof of date of the start of construction activity i.e., 12.04.2021 indicated for calculating the number of days of violation. In this regard, the Project Proponent apprised the Committee that contract for carrying out the civil work was awarded to M/s Abbott Infratech P Ltd, Mohali on 07.04.2021. A copy of the letter written by the Promoter Company to the Contractor agency was submitted which was taken on record by the Committee.
- (iii) The Total Cost of Damage Assessment has been estimated as Rs. 42 Lakhs (Capital Cost- 10.19 lakhs & Recurring Cost - Rs. 6.84 Lakh for 326 days of violation @ 0.021 lakh/day). Further, the economic benefit accrued due to violation has been estimated as Rs. 25 Lakhs. The total cost of Remediation Plan and Natural & Community Resources Augmentation Plan has been assessed as Rs. 42 lakhs.
- (iv) The Project Proponent at the time of submission of EIA report suo-moto committed the violation by carrying out the construction activity. The Project Proponent has worked out the penalty amount as Rs. 50.918 Lakhs (0.5 % of the project cost of Rs.

99.03 crore + 0.125 % of the total turnover of Rs. 11.23 crore involved during the period of violation) which shall be deposited with Punjab Pollution Control Board. The Project Proponent submitted the CA certificate dated 10.06.2023 of the total project cost of Rs. 99.03 crores and total turnover of Rs. 11.23 crore which was taken on record.

- (v) A complaint has been filed u/s 15, 16, 5 & 19 of Environmental Protection Act 1986 in Hon'ble Court of Sub Division Judicial Magistrate, Kharar by Punjab Pollution Control Board against M/s Altus Space Builders Pvt. Ltd. and M/s Greater Punjab Officers Co-operative House Building Society (in Joint Venture) for the violations of the provisions of EIA notification dated 14.09.2006. The next date of the hearing has been fixed for 02.08.2023.
- (vi) The Project Proponent has submitted the revised details of CER activities and Additional Environmental Activities proposed under the project.
- (vii) The Project Proponent has submitted an affidavit that no possession/occupation shall be given until the outlet of the project sewer is connected with the GMADA sewer.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award 'Silver Grading' to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture), subject to the following specific & standard conditions:

**Specific Conditions:**

- (i) The Project Proponent shall submit the Bank Guarantee of Rs. 42 lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the remediation and natural & community resource augmentation plan.
- (ii) The Project Proponent shall deposit penalty amount of Rs. 50.918 lacs with Punjab Pollution Control Board, in compliance to the OM dated 07.07.2021 issued by MoEF&CC, Gol prior to the grant of Environmental Clearance.

- (iii) The Project Proponent shall obtain Consent to Operate under the Water Act 1974 & Air Act 1981 within 3 months from the date of grant of Environmental Clearance.
- (iv) The Project Proponent shall not offer possession/occupation until the outlet of the project sewer is connected with the GMADA sewer.

**I. Statutory compliances:**

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

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

## **II. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the

combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

### **III. Water quality monitoring and preservation**

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed



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

- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water

storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

<b>Sr. No</b>	<b>Nature of the Stream</b>	<b>Color code</b>
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.

- 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 EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

**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.

#### **1.0 Deliberations during 251<sup>st</sup> meeting of SEIAA held on 23.06.2023**

The case was considered by SEIAA in its 251<sup>st</sup> meeting which was attended by the following:

- (i) Mr. Jaswinder Singh authorised signatory M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr Partap Singh authorised signatory Greater Punjab Officers Society
- (iii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iv) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEIAA permitted the PP to present the salient features of the project. A copy of the presentation was taken on record.

In response to a query by SEIAA, PP informed that this was a Joint venture Project of M/s Greater Punjab Officers Coroperative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture) and that both the entities would be individually and collectively responsible for implementation of the EMP and all other conditions of the EC.

SEIAA observed that as per specific condition No. (iv) recommended by SEAC, the Project Proponent "*shall not offer possession / occupancy until the outlet of the Project sewer is connected with the GMADA sewer*". However, on being asked by SEIAA, PP informed that the possession of most of the plots had already been handed over by them to the owners and there was no recourse available to them to prevent the plot owners from undertaking construction in their respective allotted plots as possession had already been given. Under these circumstances, SEIAA concluded that the condition recommended by SEAC had become largely infructuous and non-enforceable. SEIAA further observed that keeping in mind the fact that GMADA has yet to acquire the land for laying of its trunk sewer line and the process of land acquisition, laying of sewer and operationalizing the terminal STP may take several years, the condition imposed by SEAC of not allowing possession / occupancy would not adequately address the core issue of disposal of the treated waste-water of the project. It was therefore necessary to:

- i) immediately stop further construction activities under the project and halt further possession of plots;
- ii) ascertain the extent of treated wastewater expected to be generated along with timelines over the next 5 to 7 years on the basis of possessions already handed over and
- iii) prepare a realistic and sound scientific plan for utilization of the entire treated wastewater within the project premises so as to ensure that the Project achieves ZLD status till the outlet of the Project sewer is connected with the GMADA sewer.

SEIAA therefore decided that ADS as above be raised to the PP and the case be deferred till reply to the same is submitted by the PP.

## 2.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023

### 1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Partap Singh, Authorised Signatory, Greater Punjab Officers Corporative House Building Society
- (ii) Sh. Surinder Pal, Member, Greater Punjab Officers Corporative House Building Society
- (iii) Sh. Natraj Singh, Member, Greater Punjab Officers Corporative House Building Society
- (iv) Mr. Jaswinder Singh, Authorised Signatory, M/s Altus Space Builders Pvt. Ltd.
- (v) Dr. Sandeep Garg, Environmental Consultant, M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

The Authority perused the reply of the Project Proponent submitted through ADS as given below:

S. No.	ADS Queries	Reply
1.	Immediately stop further construction activities under the project and halt further possession of plots	No construction activity is being carried out at the site and undertaking regarding the same has already been submitted. Copy of the same is submitted. Also, we ensure you that no further possession will be given within the project beyond 520 plots for which alternate disposal arrangement is being proposed within the project premises till the final outlet is connected with the GMADA sewer for disposal of excess treated wastewater. Affidavit in this regard is submitted.
2.	Ascertain the extent of treated waste water expected to be generated along with timelines over the next 5 to 7 years on the basis of possessions already handed over	It has been estimated that 520 plots will be constructed and occupied over next 5 to 7 years. Details of water demand as well as wastewater generation details along with water balance diagram is submitted. Layout plan earmarking areas reserved for Karnal Technology i.e. 6.32 acres of land within the project is submitted. Also, it has been mentioned by GMADA vide dated 02.06.2023 stating that trunk sewer of GMADA will be laid in 3-4 years of time. Thus, alternate

		arrangement has been made for next 5 to 7 years.
3.	Prepare a realistic and sound scientific plan for utilization of the entire treated waste water within the project premises so as to ensure that the Project achieves ZLD status till the outlet of the Project sewer is connected with the GMADA sewer.	As mentioned in reply of point no. 2, alternate arrangement has been made for disposal of excess treated water in absence of GMADA sewer. 6.32 acres of land within the project has been reserved for karnal technology till the GMADA sewer is connected with the project.

SEIAA was satisfied with the replies provided by the PP to the ADS raised. In reply to further query by the Authority regarding Additional Environment Activities, the Project Proponent clarified as under:

As per earlier EC, Rs. 5 Cr. was reserved for undertaking CSR activities out of which, Rs. 70.6 lakhs/- have already been spent under CSR activities like work done in mandir, langer hall, rest room, shamshanghat, etc. in Village Saini Majra, donations during COVID-19 relief fund, etc. Thus, remaining amount of Rs. 429.4 lakhs will be spent as additional environment activities.

As additional project cost for expansion component is Rs. 203 Crores, additional amount of Rs 2.03 crores (1% of expansion project cost) will be spent for undertaking additional environment activities. Therefore, total amount of Rs. 6.32 Cr (Rs 4.294 Cr + Rs 2.03 Cr) has been allocated towards additional environment activities and break-up of the same is as under:

**Table: Amount allocated towards additional Environment Activities**

S. No.	Activities	Amount in Cr
	<b>Earlier EC:</b>	
1.	Adoption of pond 1.4 acres and nanak bagichi 1 acre in Village Rasulpur.	0.75 (0.40+0.35)
2.	Installation of Smog Tower within the project premises	3.54
	<b>Amount to be spent against earlier EC (1+2)</b>	<b>Rs. 4.29 Cr</b>
	<b>As per revised EC:</b>	

3.	Adoption of 2 ponds in Village Ghandauli (0.85 acre) and in village Salamatpur (0.55 acre) and nanak bagichi 2 acre in Village Ghandauli	1.33
4.	Nanak bagichi (2 acres) in Village Bhagat Majra	0.70
<b>Amount to be spent as per revised EC (3+4)</b>		<b>Rs. 2.03 Cr</b>
<b>Total amount to be spent under additional environmental activities</b>		<b>Rs. 6.32 Cr</b>

After detailed deliberations and examination of relevant documents along with the perusal of the project EIA / EMP, SEIAA decided to grant Environmental Clearance for Expansion of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture), as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and their consultant with proposed measures and subject to the conditions proposed by SEAC and subject to the following amended condition:

**Amended Condition no. iii) of X. Environment Management Plan**

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

**EMP Budget**

**During Construction:**

<b>Description</b>	<b>Capital Rs. Lakhs</b>	<b>Recurring Cost Rs. Lakhs/annum</b>
Waste Water Management STP of 6 MLD (in modules) MBBR, UF	500	7
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets, Anti Smog Guns)	50	2



Landscaping	25	5
Rainwater Recharging (37 pits)	60	10
Environmental Monitoring	4	4
Solid Waste Management (including 9 Composters of total capacity 7.5 T (i.e. 7 x 1 Ton each & 2 x 250 kg)	350	5
Energy Conservation Measures (Solar lighting, CFL)	40	1
<b>TOTAL</b>	<b>Rs. 1029 Lakhs</b>	<b>Rs. 34 Lakhs/annum</b>

**During Operational phase:**

<b>Description</b>	<b>Recurring Cost (Rs. In Lakhs/annum)</b>
Waste Water Management STP of 6 MLD (in modules) MBBR, UF	20
Air & Noise Pollution Management	5
Landscaping	21 (for 3 years)
Rainwater Recharging (37 pits)	10
Environmental Monitoring	4
Solid Waste Management (including 9 Composters of total capacity 7.5 T (i.e. 7 x 1 Ton each & 2 x 250 kg)	10
Energy Conservation Measures (Solar lighting, CFL)	5
Miscellaneous	2
<b>TOTAL</b>	<b>Rs. 77 Lakhs/annum</b>

**Details of Additional Environment Activities**

<b>S. No.</b>	<b>Activities</b>	<b>Amount in Cr</b>
	<b>Earlier EC:</b>	

1.	Adoption of pond 1.4 acres and nanak bagichi 1 acre in Village Rasulpur.	0.75 (0.40+0.35)
2.	Installation of Smog Tower within the project premises	3.54
	<b>Amount to be spent against earlier EC (1+2)</b>	<b>Rs. 4.29 Cr</b>
	<b>As per revised EC:</b>	
3.	Adoption of 2 ponds in Village Ghandauli (0.85 acre) and in village Salamatpur (0.55 acre) and nanak bagichi 2 acre in Village Ghandauli	1.33
4.	Nanak bagichi (2 acres) in Village Bhagat Majra	0.70
	<b>Amount to be spent as per revised EC (3+4)</b>	<b>Rs. 2.03 Cr</b>
	<b>Total amount to be spent under additional environmental activities</b>	<b>Rs. 6.32 Cr</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

**Item No. 255.03: Regarding applications for Environmental Clearance for carrying out mining of minor minerals (sand) at the mining site of Village- Majari Tehsil & Distt. Rupnagar (SIA/PB/MIN/421105/2023) by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division.**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at the mining site of Village- Majari Tehsil & Distt. Rupnagar (SIA/PB/MIN/421105/2023).

The Department has deposited requisite fee of Rs. 9960/-vide reference no. CMS/001161290230/SEIAA603 dated 06.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/Majari/307 dated 1.2.2023. The approval under FCA or NBWL is not applicable.

**Deliberations during 243<sup>rd</sup> meeting of SEAC held on 03.04.2023.**

The meeting was attended by the following:

- (i) Mr. Rupinder Singh, Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division, Rupnagar.
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant present the cases as under:

Location of the site	Area (ha.)	Quantity proposed (TPA)	Area of the Mining Lease (ha.)	Quantity from lease area (TPA)	Whether Site falls in any cluster, if yes (code/area)	Area of the leased-out area (ha.)	Quantity Leased (MT)
Village- Majari, Tehsil Nangal, District- Rupnagar	10.15	124438.9	4.98	38871	It is merged as one site.	Nil	Nil

The Committee perused the application proposal of Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division for carrying out mining of minor

minerals (sand) at the aforementioned mining sites. The Committee observed that the mandatory information required to appraise the applications are missing and there are certain short comings in the application proposals which needs to be rectified/provided.

After detailed deliberations, SEAC informed the proponent about these shortcomings in the proposal and decided to defer all the cases, till the receipt of the reply to the following observations made during the meeting.

- (i) The Department shall submit the synopsis/summary in an annotated form pertaining to the following mandatory information for each of the mining sites:
  - a) Category of the Project as per the EIA notification dated 14.09.2006.
  - b) Hadbast No. of the Village
  - c) Khasra No. of the proposed mining site as per DSR viz a viz Khasra no. of mining site as per proposal
  - d) Whether the mining area is less than area mentioned in the DSR, (If yes) the proposed mining area shall be earmarked in the KML file with different color.
  - e) Longitude & Latitude of the mining site.
  - f) Details of cluster formation
  - g) Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)
  - h) Whether demarcation/erection of boundary pillars on the site has been done.
  - i) Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be.
  - j) Salient features of approved mining plans
  - k) Method of mining
  - l) No. of workers on the site when fully operational
  - m) Total water requirement for domestic and other usage and its source
  - n) Waste water generation and its disposal
  - o) Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha,pakka road and ROW.
  - p) Activities to be undertaken under EMP along with its cost.
  - q) Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.

- (ii) The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.
- (iii) The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.
- (iv) The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.
- (v) In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.
- (vi) The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts
- (vii) The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:
  - a. Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions either by the Project Proponent itself or through the State Forest Department.
  - b. Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (<https://ppcb.punjab.gov.in/sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf>) (ii) Guidelines for restoration of Water Bodies (<https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20Water%20Bodies%20by%20CPCB.pdf>), and (iii) Technical Committee Report on wastewater treatment (<https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20wastewater%20of%20Village%20Pond.pdf>)
  - c. Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by

CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.

- d. Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.
- e. Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.
- f. Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.
- g. Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.
- h. Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) <https://decc.punjab.gov.in/> where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.
- i. Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.
- j. Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.
- k. Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.
- l. Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.
- m. Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.

- n. Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.
- o. Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.
- p. Restoration of damage to link road/village road due to mining activity.

**Deliberations during 244<sup>th</sup> meeting of SEAC held on 17.04.2023.**

The meeting was attended by the following:

- (i) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar & Anandpur.
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

SEAC allowed the Department & Environmental Consultant to present the ADS reply of the observations raised by SEAC in its 243<sup>rd</sup> meeting of SEAC held on 03.04.2023. Thereafter, the Environmental Consultant presented the salient features as under:

**1. Brief Summary of the Sand Mining Project MAJARI (Distt. Rupnagar)**

i)	Name of Applicant & Correspondence address:  Mobile No: Email ID:	Rupinder Singh Pabla XEN/DMO, Drainage-cum-mining and Geology Division, WRD, Punjab, Room No. 145, D.C. Complex, Mini Secretariat, Rupnagar. 9878688998 rupinder.p@punjab.gov.in
ii)	Name of Environmental Consultant  Mobile No. Email ID	Eco Paryavaran Laboratories & Consultants Pvt. Ltd. 9814003103, 0172461622 md@ecoparyavaran.org
iii)	Online Proposal No.	SIA/PB/MIN/421105/2023
iv)	Project Name & Location	RBM Mining Project Village-Majari, Tehsil-Nangal District- Rupnagar (Punjab) by XEN/DMO District: Rupnagar, Government of Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	1(a) Mining of Minor Minerals

**2. Details of the mining project as required by SEAC during meeting held on 03.04.2023**

S.No.	Item	Details
a.	Category of the Project as per the EIA notification dated 14.09.2006	B2

b.	Hadbast No. of the Village	266																																																
c.	Khasra No. of the proposed mining site as per DSR viz a viz Khasra no. of mining site as per proposal	41(70-2), 39R/19/3(6-0), 39R/20(8-0), 39R/21(8-0), 39R/22(8-0)																																																
d.	(i) Area of mining site and area as per DSR (ii) Depth up to which sand shall be extracted	(i) 4.98 Ha and 10.15 Ha (ii) 2.5 m																																																
d.	Whether the mining area is less than area mentioned in the DSR, (If yes) the proposed mining area shall be earmarked in the KML file with different color.	No																																																
e.	Longitude & Latitude of the mining site																																																	
	<table border="1"> <thead> <tr> <th colspan="3">PIT 1</th> </tr> <tr> <th>Pillar No.</th> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31°17'21.68"N</td> <td>76°18'37.64"E</td> </tr> <tr> <td>2</td> <td>31°17'25.06"N</td> <td>76°18'45.43"E</td> </tr> <tr> <td>3</td> <td>31°17'23.38"N</td> <td>76°18'47.39"E</td> </tr> <tr> <td>4</td> <td>31°17'22.51"N</td> <td>76°18'46.37"E</td> </tr> <tr> <td>5</td> <td>31°17'21.99"N</td> <td>76°18'46.89"E</td> </tr> <tr> <td>6</td> <td>31°17'22.26"N</td> <td>76°18'47.15"E</td> </tr> <tr> <td>7</td> <td>31°17'20.69"N</td> <td>76°18'49.02"E</td> </tr> <tr> <td>8</td> <td>31°17'19.64"N</td> <td>76°18'47.97"E</td> </tr> <tr> <td>9</td> <td>31°17'18.74"N</td> <td>76°18'40.85"E</td> </tr> <tr> <th colspan="3">PIT-II</th> </tr> <tr> <td>1</td> <td>31°17'21.85"N</td> <td>76°18'57.82"E</td> </tr> <tr> <td>2</td> <td>31°17'21.86"N</td> <td>76°19'2.78"E</td> </tr> <tr> <td>3</td> <td>31°17'17.96"N</td> <td>76°19'2.69"E</td> </tr> <tr> <td>4</td> <td>31°17'17.96"N</td> <td>76°18'57.67"E</td> </tr> </tbody> </table>		PIT 1			Pillar No.	Latitude	Longitude	1	31°17'21.68"N	76°18'37.64"E	2	31°17'25.06"N	76°18'45.43"E	3	31°17'23.38"N	76°18'47.39"E	4	31°17'22.51"N	76°18'46.37"E	5	31°17'21.99"N	76°18'46.89"E	6	31°17'22.26"N	76°18'47.15"E	7	31°17'20.69"N	76°18'49.02"E	8	31°17'19.64"N	76°18'47.97"E	9	31°17'18.74"N	76°18'40.85"E	PIT-II			1	31°17'21.85"N	76°18'57.82"E	2	31°17'21.86"N	76°19'2.78"E	3	31°17'17.96"N	76°19'2.69"E	4	31°17'17.96"N	76°18'57.67"E
PIT 1																																																		
Pillar No.	Latitude	Longitude																																																
1	31°17'21.68"N	76°18'37.64"E																																																
2	31°17'25.06"N	76°18'45.43"E																																																
3	31°17'23.38"N	76°18'47.39"E																																																
4	31°17'22.51"N	76°18'46.37"E																																																
5	31°17'21.99"N	76°18'46.89"E																																																
6	31°17'22.26"N	76°18'47.15"E																																																
7	31°17'20.69"N	76°18'49.02"E																																																
8	31°17'19.64"N	76°18'47.97"E																																																
9	31°17'18.74"N	76°18'40.85"E																																																
PIT-II																																																		
1	31°17'21.85"N	76°18'57.82"E																																																
2	31°17'21.86"N	76°19'2.78"E																																																
3	31°17'17.96"N	76°19'2.69"E																																																
4	31°17'17.96"N	76°18'57.67"E																																																
f.	Details of cluster formation	Not applicable																																																



g.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Land NOC attested through Notary is submitted.
h.	Whether demarcation/erection of boundary pillars on the site has been done.	Demarcation has been done. Copy of demarcation report submitted.
i.	Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	Forest and Wildlife Clearance not applicable. Undertaking regarding same is submitted.
j.	Salient features of approved mining plans	Date of approval of mining plan: 01-02-2023 Total approved quantity: 93278 MT
k.	Method of mining	Semi-mechanized
l.	No. of workers on the site when fully operational	23
m.	Total water requirement for domestic and other usage and its source	3.1 KLD (Domestic - 1 KLD, Dust suppression - 2.10); Source of water supply: Tankers
n.	Waste water generation and its disposal	Approx. 0.8 KLD of domestic waste water will be generated which will be treated in proposed septic tank, overflow of which will be used for green area.
o.	Information regarding nos of truck/trolleys per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	No. of Truck/Trolleys per day: 14 Detailed proforma along with map submitted.
p.	Activities to be undertaken under EMP along with its cost.	Submitted
q.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the proposed mining site. Undertaking submitted.
<b>C) Additional Details required by SEAC during meeting held on 03.04.2023</b>		
i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No tree to be felled

ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 50m which is as per guideline. The same has been incorporated in the KML file and will be presented before the committee.
ii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Distance from Minor Bridge approx. 9 km Distance from Major Bridge- NA
iv	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	Distance from the nearest mining site 550 meters NangraKalmot
v	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	The key impact areas for mining operations are: Air, land, water, noise etc. Impacts identified for the said mining site along with the proposed mitigation measures submitted.
vi	The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the suggested additional environmental activities may be undertaken as a part of EMP	Submitted.

During meeting, the Committee perused the Khasra no. of the proposed mining site and observed that these are also given in the approved DSR of Roopnagar, NOC of the land owner and approved mining plan.

During perusal of ADS reply submitted by the Department, the Committee observed that the distance of the proposed mining site is 50 m from nearest habitation, whereas, as per the Sustainable Sand Mining Guidelines, 2016, the mining cannot be allowed at a distance of less than 60 m from any civil structure. In this regard, the Department apprised the Committee

that the distance of 50 m has been mentioned inadvertently, however, the mining site is actually located at a distance of 78 m from the nearest habitation. A copy of the KML file showing the distance from the habitation area also submitted by the Department.

The Committee further observed that in the Environment Management Plan (EMP), the priority will be given to the activities such as water sprinkling on the haulage/link road to mitigate the dust emissions, construction of temporary toilets and septic tank for the workers, solid waste management, green belt development etc. The Committee asked the Department to revise the EMP accordingly. The Department submitted the revised EMP with details as under:

<b>Sr. No.</b>	<b>Description</b>	<b>Total Cost to be incurred (in Rs.)</b>
1.	Water sprinkling measures to be done on haul road to suppress dust	1,15,000/-
2.	Haul Road and other Roads Repair	1,80,000/-
3.	Green belt development (with tree guards)	2,49,000/-
4.	Septic tank & Mobile toilets and Solid waste management	65,000/-
	<b>Total</b>	<b>6,00,900/-</b>

After detailed deliberations, the Committee observed that the project site is complying with the SSMG 2016 and EMGSM 2020 and decided to forward the case to SEIAA with the recommendation to grant Environmental Clearance for carrying out mining of minor minerals (sand) as per the approved mining plan in the land area of 4.98 Ha at Village-Majari, Tehsil-Nangal, District- Rupnagar subject to the conditions attached as **Annexure-I**.

#### **1.0 Deliberations of 247<sup>th</sup> meeting of SEIAA held on 28.04.2023**

The meeting was attended by the following:

- (i) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar & Anandpur.
- (ii) Mr. Sandeep Garg, Environmental Consultant, M/s Eco Laboratories Pvt Ltd.

It was observed that the DSR of Rupnagar District was approved by SEIAA vide letter no. SEIAA/MS/2022/1318 dated 27.12.2022. However, as per information received from the Mining Department during various meetings of SEAA, the levels recorded in the DSR are incorrect on account of calibration error in the equipment used for the surveys by the consultant. The Mining Department was therefore advised to re-submit the amended DSRs after incorporating the correct levels duly certified by the Chief Engineer Mining Department. However, despite reminders, the amended DSR has still not been submitted. In absence of amended DSR with correct levels of benchmarks / sandbars etc and its revised approval by

SEIAA, it is not possible to consider the applications of the Mining Department for obtaining ECs in Rupnagar District. The situation is identical in respect of Pathankot District also. SEIAA therefore decided that EC applications in respect of Rupnagar and Pathankot Districts will only be considered after submission and approval of the amended DSRs of these Districts.

Notwithstanding the above and taking into consideration the fact that the officers of the Mining Department and Project Consultant were present and the case had been recommended for approval by SEAC, SEIAA decided to allow the Consultant to present the salient features of the Project so that SEIAA's further observations / requirements could be addressed by the project proponent parallelly with the submission of the amended DSR and so that these observations / requirements could be incorporated in the other EC applications under preparation by the Mining Department and their accredited consultants.

After presentation and deliberations thereon, the following observations were made and conveyed to the Mining Department:

1. EMP for all mining cases must include provision of plantation of 50 saplings per Ha. of the mining lease area @ Rs 1000 per sapling for plantation of saplings in the 1<sup>st</sup> year and Rs 1000 per sapling for subsequent maintenance for a period of 3 years (total Rs 2000 per sapling). As the Mining Department has elected to undertake this activity through the State Forest Department, an amount of Rs 1000 per sapling should be deposited in the Government Treasury under Budget head of "Greening Punjab Mission" prior to commencement of mining operations and a further amount of Rs 1000 per sapling one year thereafter for maintenance and upkeep of the plantations in the following Budget Head of Account:

<b>Demand No. Major Head</b>	<b>32- Forestry and Wildlife 0406 – Forestry and Wildlife</b>
Sub-Major Head	01 – Forestry
Minor Head	102- Receipts from Social and Farm Forestry
Sub-Head	03 – Green Punjab Mission
Detailed Head	01- Green Punjab Mission Fees

2. Besides the main EMP plan (which will include the aforementioned plantation @ 50 plants per Ha., Air quality amelioration, dust and Noise mitigation, sanitation / hygiene / health of workers, solid waste management and maintenance of roads etc), Additional Environmental Activities @ Rs 0.50 Per MT of total quantity of minor minerals to be extracted if mining is to be done manually and @ Rs 1.50 per MT in case mining is to be undertaken through semi-mechanised means must also be

included in the EMP. As recommended by SEAC in its 243<sup>rd</sup> meeting held on 03.04.2023, the additional environmental can be selected by the Project Proponent from amongst the following:

- a) Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions either by the Project Proponent itself or through the State Forest Department.
- b) Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (<https://ppcb.punjab.gov.in/sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf>) (ii) Guidelines for restoration of Water Bodies (<https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20Water%20Bodies%20by%20CPCB.pdf>), and (iii) Technical Committee Report on wastewater treatment (<https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20wastewater%20of%20Village%20Pond.pdf>)
- c) Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.
- d) Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.
- e) Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.
- f) Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.
- g) Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.

- h) Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) <https://decc.punjab.gov.in/> where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.
- i) Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.
- j) Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.
- k) Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.
- l) Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.
- m) Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.
- n) Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.
- o) Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.
- p) Restoration of damage to link road/village road due to mining activity.

3. The EC application should be as per Checklist at Annexure B and should clearly mention the quantities of minor minerals already extracted from the Mining site in accordance with the conditional permission granted by SEIAA for 3 months. The already extracted quantity should be deducted from the quantity permitted as per the approved Mining Plan and balance quantity to be extracted should be specified in the EC application. A certificate in this regard, is also required to be furnished by the concerned District Mining Officer.

After detailed deliberations, SEIAA decided as under:

1. That the application of the project proponent shall be considered only after the amended DSR of Rupnagar District has been submitted and approved by SEIAA and after incorporation of the above observations / information desired by the Authority. As such, an ADS be raised to the project proponent through the Parivesh Portal to submit the above-mentioned information and incorporation in the EC application.

2. The aforementioned decisions be conveyed to the Mining Department and Member Secretary SEAC for information and requisite action.

### **2.0 Deliberations of 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The meeting was attended by the following:

- (i) Mr. Sandeep Garg, Environmental Consultant, M/s Eco Laboratories Pvt Ltd.

SEIAA was apprised that SEAC was yet to send its comments / recommendations in respect of the amended DSR of Rupnagar District. It was therefore decided to defer the case till the comments of SEAC were obtained and the amended DSR was thereafter considered and approved by SEIAA.

**Item No. 255.04: Application for Environmental Clearance of Residential colony namely “Queenstown” at Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab by M/s Queenstown Infra Projects LLP (Proposal no. SIA/PB/INFRA2/428361/2023)**

The project proponent has submitted application for Environmental Clearance for establishment of the Residential colony namely “Queenstown” at Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab. The total land area of the project is 2,33,913.318 sq.m. (57.801 acres) having built-up area of 1,48,206.25 sq.m. The Project is covered under Schedule 8(a) - ‘Building & Construction Project’; Category ‘B2’ as per EIA Notification, 2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, application form and other additional documents through Parivesh Portal. He has also deposited Rs. 2,96,415/- vide UTR no. MAHBR52023050614444582 dated 06.05.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 4120 dated 09.06.2023 furnished construction status report as under:

*“The proposed site of the project was visited by the officer of the Board on 30.05.2023 along with Sh. Surinder Kumar, Senior Manager (Projects) of the promoter company. As per site shown by the representative, the point-wise status report is as under:*

- 1. The proposed site of the project is located at Village Ranimajra, Tehsil Majri and Village Bhagatmajra, Tehsil Kharar, District SAS Nagar. The project proponent has earmarked its site with 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.*

**Deliberations during 250<sup>th</sup> meeting of SEAC held on 20.06.2023.**

The meeting was attended by the following:



- (i) Mr. RK Aggarwal, Authorized Signatory M/s Queenstown Infra Projects LLP.  
(ii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project. Thereafter, the Environmental Consultant presented as under:

Sr. No.	Description	Details
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Residential colony namely "Queenstown" by M/s Queenstown Infra Projects LLP
1.2	Proposal:	SIA/PB/INFRA2/428361/2023
1.3	Location of Project:	Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab
1.4	Details of Land area & built-up area:	Total Area Under Conceptual Plan: 3,67,777.276 sq.m. (90.880 acres) Net Planning Area: 2,33,913.318 sq.m. (57.801 acres) Permissible Built-up area: 1,48,206.25 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as permissible built-up area of the project will be 1,48,206.25 sq.m.
1.6	Cost of the project	Rs. 187.5 Crores
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per proposed land use plan of Mullanpur, project site falls within the Residential zone. Copy of proposed land use plan of Mullanpur showing project location is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for change in land use in the name of M/s Queen Stown Infra Project LLP has been obtained for 66.76 acres of land in the revenue estate of Village Ranimajra and Village Bhagatmajra, District SAS Nagar vide Memo No. 4570 CTP(Pb)SP-432(M) dated 11.10.2022; copy of same is submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not.	No, the project does not involve any forest land. Undertaking in this regard is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900

3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the project does not require clearance under Wildlife Protection Act, 1972.																																		
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 72 km from project location.																																		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.																																		
3.6	Green area requirement and proposed No. of trees:	Total green area = 15,738.42 sq.m. (@ 6.73% of the net planned area) No. of Trees required = @ 1 tree per 80 sq.m. of net planning area = 2,33,913.318/ 80 = 2,924 trees. OR @ 1 tree per 225 sq.m. of covered area = 1,48,206.25/ 225 = 659 trees. Proposed trees to be planted: 2,935 nos.																																		
<b>4.</b>	<b>Configuration &amp; Population</b>																																			
4.1	<p>Proposal &amp; Configuration</p> <p>The project will comprise of 19 Villas, 91 Independent floors, 268 residential plots, facilities such as integrated school, 2 creches, dispensary, police post, religious building, community center, commercial plot, other utilities, etc.</p> <p><b>Table: Area Statement</b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td><b>Total Area Under Conceptual Plan (A)</b></td> <td>3,67,777.276 sq.m. (90.880 acres)</td> </tr> <tr> <td><b>Area under sector Road (B)</b></td> <td>41,130.588 sq.m. (10.164 acres)</td> </tr> <tr> <td><b>Area under Green Belt (C)</b></td> <td>4,255.823sq.m. (1.052 acres)</td> </tr> <tr> <td><b>Total Scheme Area (A-B-C=D)</b></td> <td>3,22,390.865 sq.m. (79.664 acres)</td> </tr> <tr> <td><b>Area reserve under Future Expansion (E)</b></td> <td>88,477.547 sq.m. (21.863 acres)</td> </tr> <tr> <td><b>Net Planning Area (D-E=G)</b></td> <td>2,33,913.318 sq.m. (57.801 acres)</td> </tr> </tbody> </table> <p><b>Table: Break up of Net Planned Area</b></p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>Area (in sq.m.)</th> <th>Area (in acres)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Area under Residential Plotted development (@40.54%)</td> <td>94,839.52</td> <td>23.435</td> </tr> <tr> <td>2.</td> <td>Area under Commercial (SCO, Booths, Milk Booths, Petrol Pump) (@ 9.05%)</td> <td>21,166.783</td> <td>5.230</td> </tr> <tr> <td>3.</td> <td>Area under Green (Parks &amp; Landscape Green) (@6.73%)</td> <td>15,738.42</td> <td>3.889</td> </tr> <tr> <td>4.</td> <td>Facilities Area (Schools, Creches, Health, Community, Religious, etc.) (@ 13.45%)</td> <td>31,471.563</td> <td>7.777</td> </tr> </tbody> </table>		Description	Area	<b>Total Area Under Conceptual Plan (A)</b>	3,67,777.276 sq.m. (90.880 acres)	<b>Area under sector Road (B)</b>	41,130.588 sq.m. (10.164 acres)	<b>Area under Green Belt (C)</b>	4,255.823sq.m. (1.052 acres)	<b>Total Scheme Area (A-B-C=D)</b>	3,22,390.865 sq.m. (79.664 acres)	<b>Area reserve under Future Expansion (E)</b>	88,477.547 sq.m. (21.863 acres)	<b>Net Planning Area (D-E=G)</b>	2,33,913.318 sq.m. (57.801 acres)	Sl. No.	Description	Area (in sq.m.)	Area (in acres)	1.	Area under Residential Plotted development (@40.54%)	94,839.52	23.435	2.	Area under Commercial (SCO, Booths, Milk Booths, Petrol Pump) (@ 9.05%)	21,166.783	5.230	3.	Area under Green (Parks & Landscape Green) (@6.73%)	15,738.42	3.889	4.	Facilities Area (Schools, Creches, Health, Community, Religious, etc.) (@ 13.45%)	31,471.563	7.777
Description	Area																																			
<b>Total Area Under Conceptual Plan (A)</b>	3,67,777.276 sq.m. (90.880 acres)																																			
<b>Area under sector Road (B)</b>	41,130.588 sq.m. (10.164 acres)																																			
<b>Area under Green Belt (C)</b>	4,255.823sq.m. (1.052 acres)																																			
<b>Total Scheme Area (A-B-C=D)</b>	3,22,390.865 sq.m. (79.664 acres)																																			
<b>Area reserve under Future Expansion (E)</b>	88,477.547 sq.m. (21.863 acres)																																			
<b>Net Planning Area (D-E=G)</b>	2,33,913.318 sq.m. (57.801 acres)																																			
Sl. No.	Description	Area (in sq.m.)	Area (in acres)																																	
1.	Area under Residential Plotted development (@40.54%)	94,839.52	23.435																																	
2.	Area under Commercial (SCO, Booths, Milk Booths, Petrol Pump) (@ 9.05%)	21,166.783	5.230																																	
3.	Area under Green (Parks & Landscape Green) (@6.73%)	15,738.42	3.889																																	
4.	Facilities Area (Schools, Creches, Health, Community, Religious, etc.) (@ 13.45%)	31,471.563	7.777																																	

	5.	Utilities Area (STP, ESS, Solid waste & OHT) (@1.41%)	3,291.407	0.813
	6.	Area under roads, pavements & open areas (excluding Parks & Landscape Green) (@ 28.82%)	67405.63	16.656
		<b>Net Planning Area</b>	<b>2,33,913.3 sq.m.</b>	<b>57.801 acres</b>
4.2	Population details 13,833 Persons <b>Table: Population details</b>			
	<b>S. No.</b>	<b>Description</b>	<b>No. of plots/Area</b>	<b>Criteria</b>
	<b>A</b>	<b>Residential Population</b>		
	1.	Residential Plots	268 nos.	@ 15 persons per plot
	2.	Villas	19 nos.	@ 5 persons per villa
	3.	Independent Floors	91 nos.	@ 20 persons per floor
		<b>Total</b>		<b>5,935</b>
	<b>B</b>	<b>Commercial Population</b>		
	1.	Commercial (Ground Floor)	8,466.712 sq.m.	@ 3 sq.m. per person
	2.	Commercial (Upper Floors)	12,700.068 sq.m.	@ 6 sq.m. per person
		<b>Total</b>		<b>4,939</b>
		• Staff	-	• 10% of commercial population
		• Visitors		• 90% of commercial population
	<b>C</b>	<b>Public Buildings</b>		
		Integrated School	1 no. (2,780.28 sq.m.)	@ 4 sq.m. per person
		Religious buildings	1 nos. (226.31 sq.m.)	@ 1.4 sq.m. per person
		Community Center	1 nos. (1,788.07 sq.m.)	@ 1.4 sq.m. per person
		Police Post	1 nos. (189.70 sq.m.)	@ 10 sq.m. per person
		Dispensary	1 nos. (490.45 sq.m.)	@ 15 sq.m. per person
		Creche-1	1 nos. (378.66 sq.m.)	@ 4 sq.m. per person

Creche-2	1 nos. (336.96 sq.m.)	@ 4 sq.m. per person	84
<b>Total</b>			<b>2,365</b>
<b>Visitors</b>	-	<b>10% of residential population</b>	<b>594</b>
<b>Total Estimated Population</b>			<b>13,833 Persons</b>

**5 Water**

5.1 Total fresh water requirement:  
631 KLD

**Table: Calculations for Water Requirement**

S. No	Description	Population (Nos.)	Water Consumption (in lpcd)	Total Water Requirement (KLD)
1.	Residential Population	5,935	@ 135 lpcd	801
2.	Commercial Staff	494	@ 45 lpcd	22
3.	Public Buildings Population	2,365	@ 45 lpcd	106
4.	Visitors	5,039	@ 15 lpcd	76
<b>Total</b>		<b>13,833</b>		<b>1,005 KLD</b>

**Table: Calculations for Total Flushing Water Requirement**

S. No.	Description	Population (Nos.)	Flushing Water Requirement (lpcd)	Water Demand (KLD)
1.	Residential Population	5,935	@ 45 lpcd	267
2.	Commercial Staff	494	@ 20 lpcd	10
3.	Public Buildings Population	2,365	@ 20 lpcd	47
4.	Visitors	5,039	@ 10 lpcd	50
<b>Total</b>		<b>13,833</b>		<b>374 KLD</b>

The summary of water demand and wastewater generation is given below.

**Table: Water Demand & Wastewater Generation Details**

S. No.	Details	Water Demand (KLD)
1.	Total water req.	1,005 KLD
2.	Wastewater Generation (@ 80% of water requirement)	804 KLD
3.	Treated Sewage (@ 98%)	788 KLD
4.	Flushing water req.	374 KLD

	5.	<b>Total Fresh Water Demand</b>	<b>1,005 - 374 = 631 KLD</b>
	6.	<b>Green area water req. for 15738.42 sq.m. (3.889 acres)</b>	
		• Summer (@ 5.5 lt./m <sup>2</sup> /day)	87 KLD
		• Winter (@ 1.8 lt./m <sup>2</sup> /day)	28 KLD
		• Monsoon (@ 0.5 lt./m <sup>2</sup> /day)	8 KLD
5.2	Source:	GMADA Supply	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	NOC has been obtained from GMADA for water supply connection. NOC regarding the same is submitted.	
5.4	Total wastewater generation:	804 KLD	
5.5	Treatment methodology: (STP capacity, technology & components)	804 KLD of wastewater will be generated from the project which will be treated in proposed STP of 1 MLD capacity based on MBBR Technology.	
5.6	Treated wastewater for flushing purpose:	374 KLD	
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 87 KLD Winter: 28 KLD Monsoon: 8 KLD	
5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed off to GMADA sewer. NOC from GMADA regarding the same is submitted	

5.9	Cumulative Details:						
	<b>S. No</b>	<b>Total water Requirement</b>	<b>Total wastewater generated</b>	<b>Treated wastewater</b>	<b>Flushing water requirement</b>	<b>Green area requirement</b>	<b>Into sewer</b>
	1.	1,005 KLD	804 KLD	788 KLD	374 KLD	Summer: 87 KLD Winter: 28 KLD Monsoon: 8 KLD	Excess to GMADA sewer.  Summer: 327 KLD Winter: 386 KLD Monsoon: 406 KLD
5.10	Rain water harvesting proposal:	42 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharge within the project premises. Layout plan showing proposed 42 Rain Water Recharging pits with dual bore is enclosed along with application.					
6	<b>Air</b>						
6.1	Details of Air Polluting machinery:	1 DG set of capacity 200 KVA will be installed for essential services such as STP, 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	<b>Waste Management</b>						
7.1	Total quantity of solid waste generation	3,954 kg/day					
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of	Solid waste management area has been provided and marked in conceptual layout attached along with the application. Biodegradable waste will be managed by installation of 2 Composters of capacity 1000 kg & 800 kg and manure generated will be utilized within the project for landscaping. Recyclable component will be disposed of					

	Mechanical Composter and Material Recovery Facility submitted or not.	through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.																																	
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																																	
8	<b>Energy Saving &amp; EMP</b>																																		
8.1	Power Consumption:	Total power demand for the proposed project will be 4,319 KVA 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 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.	<p>Details of activities under Environment Management Plan is mentioned below:</p> <table border="1"> <thead> <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> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)</td> <td>10</td> <td>2</td> <td>2</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control (STP of Capacity 1 MLD based on MBBR technology followed by UF)</td> <td>120</td> <td>3</td> <td>12</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control (Maintenance of machinery &amp; PPE's)</td> <td>4</td> <td>2</td> <td>2</td> </tr> <tr> <td>4.</td> <td>Landscaping (2,935 nos. of trees and green area development)</td> <td>35</td> <td>5</td> <td>10</td> </tr> <tr> <td>5.</td> <td>Solid Waste Management (2 Composters of 1,000 kg &amp; 800 kg)</td> <td>50</td> <td>3</td> <td>7</td> </tr> </tbody> </table>	S. No.	Title	Construction Phase		Operation Phase	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	2	2	2.	Water Pollution Control (STP of Capacity 1 MLD based on MBBR technology followed by UF)	120	3	12	3.	Noise Pollution Control (Maintenance of machinery & PPE's)	4	2	2	4.	Landscaping (2,935 nos. of trees and green area development)	35	5	10	5.	Solid Waste Management (2 Composters of 1,000 kg & 800 kg)	50	3	7
S. No.	Title	Construction Phase			Operation Phase																														
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)																															
1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	2	2																															
2.	Water Pollution Control (STP of Capacity 1 MLD based on MBBR technology followed by UF)	120	3	12																															
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	4	2	2																															
4.	Landscaping (2,935 nos. of trees and green area development)	35	5	10																															
5.	Solid Waste Management (2 Composters of 1,000 kg & 800 kg)	50	3	7																															

6.	Rain water Harvesting (42 pits with dual bore)	120	5	10
7.	Energy Conservation (LED & solar lights in common areas)	20	3	3
8.	Miscellaneous (Environment monitoring cost, etc.)	10	2	4
<b>Total</b>		<b>Rs. 369 Lakhs</b>	<b>Rs. 25 Lakhs</b>	<b>Rs. 50 Lakhs</b>

Rs. 1.87 Crores (i.e., 1% of total project cost) has been reserved for undertaking additional environment activities.

During meeting, the Committee observed that the Project Proponent has proposed to plant 2935 No. of trees, however details of the same regarding running length of the road, distance between the two trees has not been submitted. In this regard, the Project Proponent submitted the revised drawing by providing all the details.

The Committee further observed that the Project Proponent has proposed to spend Rs. 1.87 Crore for undertaking Additional Environmental Activities, however details of the same has not been provided. In this regard, the Project Proponent has proposed the following activities to be carried out under Additional Environmental Activities:



Sr. No.	Activities to be undertaken in Village Rani Majra	Total Expenditure (In Lakhs)
1	Adoption of Panchayat land in 1 acre for Nanak Bagichi	36
2	Adoption of Govt. Secondary School (Maintenance & development of building)	40
3	Adoption of Dharamshala (Spiritual dwelling) - Maintenance & development of Dharamshala	20
4	Installation of solar Electrical system, plantation activities & rain water harvesting system adjoining to the project site (40+41+10)	91
	<b>Total Amount</b>	<b>Rs. 187 Lakhs</b>

The Committee further observed that the total area of the project as per the conceptual plan is 90.880 acres, permission for Change in Land Use granted for land area of 66.76 acres and Net Planning Area is 57.801 acres. The Committee asked the Project Proponent to provide the layout plan indicating the Total Land Area, CLU Area and Net Planned Area to validate that the Net Planned Area falls within the Land Area for which the CLU has been granted. The Project Proponent submitted the same.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award '**Silver Grading**' to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Residential colony namely "Queenstown" at Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab, subject to the following specific & standard conditions:

#### **XIV. Statutory compliances:**

- xiv) 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.
- xv) 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.
- xvi) 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.

- xvii) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- xviii) 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.
- xix) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- xx) 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.
- xxi) 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.
- xxii) 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.
- xxiii) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xxiv) 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.
- xxv) 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.
- xxvi) 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.

**XV. Air quality monitoring and preservation**

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

- xxii) 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.
- xxiii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- xxiv) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- xxv) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- xxvi) No uncovered vehicles carrying construction material and waste shall be permitted.
- xxvii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- xxviii) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xxix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xxx) 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.
- xxxi) 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.
- xxxii) 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.

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

#### **XVI. Water quality monitoring and preservation**

- xxv) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- xxvi) 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.
- xxvii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- xxviii) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- xxix) 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.
- xxx) 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.
- xxxi) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- xxxii) 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.

- xxxiii) 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.
- xxxiv) 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.
- xxxv) 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.
- xxxvi) 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.
- xxxvii) 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.
- xxxviii) 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:

<b>Sr. No</b>	<b>Nature of the Stream</b>	<b>Color code</b>
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
----	------------	--------

- xxxix) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xl) 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.
- xli) All recharge should be limited to shallow aquifers.
- xlii) 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.
- xliii) 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.
- xliv) 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.
- xlv) 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.
- xlvi) 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.
- xlvii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- xlvi) 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.

#### **XVII. Noise monitoring and prevention**

- iv) 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.
- v) 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.
- vi) 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.

#### **XVIII. Energy Conservation measures**

- vii) 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.
- viii) Outdoor and common area lighting shall be LED.
- ix) 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.
- x) 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.
- xi) 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.
- xii) 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.

## **XIX. Waste Management**

- xii) 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.
- xiii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- xiv) 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.
- xv) 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.
- xvi) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- xvii) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- xviii) 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.
- xix) 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.
- xx) 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.
- xxi) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xxii) 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.

## **XX. Green Cover**

- ix) 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.

- x) 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.
- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

## **XXI. Transport**

- v) 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.

- i) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - j) Traffic calming measures.
  - k) Proper design of entry and exit points.
  - l) Parking norms as per local regulations.
- vi) 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.
  - vii) 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.
  - viii) 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.

## **XXII. Human health issues**

- vi) 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.
- vii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- viii) 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.
- ix) Occupational health surveillance of the workers shall be done regularly.
- x) A First Aid Room shall be provided in the project both during construction and operations of the project.

## **XXIII. Environment Management Plan**

- iv) 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.
- v) 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.
- vi) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

**XXIV. Validity**

- ii) 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.

**XXV. Miscellaneous**

- xiv) 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.
- xv) The project proponent shall comply with the conditions of CLU, if obtained.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) 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.

- xx) 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.
- xxi) 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.
- xxii) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xxiii) 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.
- xxiv) 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.
- xxv) 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.
- xxvi) 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.

**XXVI. Additional Conditions**

- xii) 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.
- xiii) 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.
- xiv) 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.

- xv) 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.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) 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.
- xx) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- xxi) 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.
- xxii) 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.

### **1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Sh. R K Aggarwal, Authorized Signatory, M/s Queenstown Infra Projects LLP.
- (ii) Dr. Sandeep Garg, Environmental Consultant, M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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

While considering the salient features of the project, SEIAA observed that provision of Rs 120 Lakhs for STP under water pollution control and Landscaping were inadequate and additional funds needs to be incorporated in the EMP for this purpose. To this observation, the project proponent submitted the revised Environment Management Plan including the additional environmental activities with details as under:

#### EMP Budget

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	2	2
2.	Water Pollution Control (STP of 1 MLD capacity based on MBBR technology followed by UF including civil work)	200	3	12
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	4	2	2
4.	Landscaping (3,172 nos. of trees and green area development)	35	-	12
5.	Solid Waste Management (2 Composters of 1,000 kg & 800 kg)	50	3	7
6.	Rain water Harvesting (42 pits with dual bore)	120	5	10
7.	Energy Conservation (LED & solar lights in common areas)	20	3	3
8.	Miscellaneous (Environment monitoring cost, etc.)	10	2	4

<b>Total</b>	<b>Rs. 449 Lakhs</b>	<b>Rs. 20 Lakhs</b>	<b>Rs. 52 Lakhs</b>
--------------	--------------------------	---------------------	---------------------

The Authority further observed that the activities at S no.'s 2 and 3 of the Additional Environment Activities (Adoption of Govt school and development of Dharmshala) proposed by the PP and recommended by SEAC are not directly related to amelioration of air, water or soil pollution and hence alternate activities are required to be identified which directly benefit the environment. The PP thereafter submitted the revised details of AEA's to be undertaken by them as under:

#### **Details of Additional Environment Activities**

<b>S. No.</b>	<b>Activities to be undertaken in Village Rani Majra</b>	<b>Total Expenditure (in Lakhs)</b>
1.	Adoption of Panchayat land in 1 acre for Nanak Bagichi and misc. work	66
2.	Activities to be undertaken adjoining the project area: Installation of solar Electrical system, plantation activities & rain water harvesting system	40+41+10 = 91
3.	Greening Punjab Fund	30
	<b>Total Amount</b>	<b>Rs. 187 Lakhs</b>

SEIAA decided to accept the above revised EMP submitted by the project proponent.

After detailed deliberations and examination of relevant documents along with the perusal of the amended EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Residential colony namely "Queenstown" at Village Ranimajra (H.B. No. 85), Tehsil Majriand, Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab by M/s Queenstown Infra Projects LLP, as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and their consultant with proposed measures and subject to the conditions proposed by SEAC and subject to the following amended condition:

#### **Amended Condition no. iii) of X. Environment Management Plan**

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority.

The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

### EMP Budget

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	10	2	2
2.	Water Pollution Control (STP of 1 MLD capacity based on MBBR technology followed by UF including civil work)	200	3	12
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	4	2	2
4.	Landscaping (3,172 nos. of trees and green area development)	35	-	12
5.	Solid Waste Management (2 Composters of 1,000 kg & 800 kg)	50	3	7
6.	Rain water Harvesting (42 pits with dual bore)	120	5	10
7.	Energy Conservation (LED & solar lights in common areas)	20	3	3
8.	Miscellaneous (Environment monitoring cost, etc.)	10	2	4
<b>Total</b>		<b>Rs. 449 Lakhs</b>	<b>Rs. 20 Lakhs</b>	<b>Rs. 52 Lakhs</b>

### Details of Additional Environment Activities

S. No.	Activities to be undertaken in Village Rani Majra	Total Expenditure (in Lakhs)
1.	Adoption of Panchayat land in 1 acre for Nanak Bagichi and misc. work	66
2.	Activities to be undertaken adjoining the project area: Installation of solar Electrical system, plantation activities & rain water harvesting system	40+41+10 = 91



3.	Greening Punjab Fund	30
	<b>Total Amount</b>	<b>Rs. 187 Lakhs</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

**Item No. 255.05: Application for Environmental Clearance for carrying out mining of minor minerals (sand) at Tangri-1, Village: Nagla, Tehsil- Derabassi, District- SAS Nagar, Punjab, by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Tarn Taran Division. (Proposal No. SIA/PB/MIN/423427/2023).**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, SAS Nagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at the mining site of Tangri-1, Village: Nagla, Tehsil- Derabassi, District- SAS Nagar, Punjab.

The Department has deposited requisite fee of Rs. 860/-vide reference no. N084232320004183 dated 25.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/Tangri-1/725 dated 07.03.2023.

**Deliberations during 250<sup>th</sup> meeting of SEAC held on 20.06.2023.**

The meeting was attended by the following:

- (i) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar.
- (ii) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant presented the cases as under:

i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	DMO SAS Nagar Plot No. B-65, Phase 7 B, Industrial Area, S.A.S Nagar Mohali, 160055 9872997779 xenminingmohali@gmail.com
ii)	Name of Environmental Consultant Mobile No. Email ID	Grass Roots Research and Creation (P) Ltd. 0120-4044630 info@grc-india.com
iii)	Online Proposal No.	<b>SIA/PB/MIN/423427/2023</b>
iv)	Project Name & Location	Tangri-1 Sand Mining Project Village: Nagla Tehsil- Derabassi

		District- SAS Nagar, Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals

**1.0 The details of the mining project are as under:**

S.No.	Item	Details		
i.	Category of the Project as per the EIA notification dated 14.09.2006	B2		
ii.	Hadbast No. of the Village	168		
iii.	Details of Khasra No. as under:			
	<b>Khasra No. as per proposal</b>	<b>Khasra No. as per DSR</b>	<b>Khasra No. as per consent of land</b>	<b>Name of owner of the land as per land NOC, DSR and Jamabandi</b>
	1076, 1077, 1078, 1084, 1085, 1090, 1091, 1093, 1099, 1100, 1105	Not Mentioned	1076, 1077, 1078, 1084, 1085, 1090, 1091, 1093, 1099, 1100, 1105	Ramesh Singh, Rajesh Kumar Kanwar Pal Satish Kumar Harinder Singh Neeraj Kumar Parmod Kumar Parvesh Kumar Ravinder Kumar
iv.	Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.	No		
v.	i. Area & Quantity details as per Mining plan and proposal ii. Area and permissible quantity details as per DSR	Area as per Mine Plan – 0.43 Ha. Quantity as per Approved Mine Plan - 4561 TPA  Area as per DSR - 0.43 Ha. Quantity as per Approved DSR – 4956 TPA		
vi.	Details as per Mining plan	Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/Tangri-1/725. Date of Approval: 07.03.2023 Approved Mining Lease Area: 0.43 Ha. Approved Mining Quantity: 4561 TPA Depth of Mining (m): 1 m		
vii.	Longitude & Latitude of the mining site	<b>Pillar No.</b>	<b>Latitude</b>	<b>Longitude</b>
		1.	30°24'12.56"N	76°54'4.32"E

		2.	30°24'12.59"N	76°54'4.87"E
		3.	30°24'21.61"N	76°54'15.37"E
		4.	30°24'21.91"N	76°54'15.06"E
viii.	Details of cluster formation	No cluster is formed, cluster letter is submitted		
ix.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Land NOC submitted		
x.	Whether demarcation/erection of boundary pillars on the site has been done.	Demarcation done on 03-02-2023. Copy of demarcation report submitted.		
xi.	Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	Submitted. NOC from DFO SAS Nagar vide letter no. 5900 dated 13.12.2022 submitted mentioning that no permission is required under FCA, 1980  NOC from DFO SAS Nagar vide letter no. 2815 dated 07.12.2022 submitted mentioning that no Wildlife Sanctuary, Wetland area and Conservation Reserve falls in the said site.		
xii.	Salient features of approved mining plans	Date of approval-	07-03-2023	
		Total Quantity-	4561 TPA	
xiii.	Method of mining	Semi-mechanized		
xiv.	No. of workers on the site when fully operational	11		
xv.	Total water requirement for domestic and other usage and its source	Domestic: 0.10 KLD Dust Suppression: 0.10 KLD Plantation: 0.22 KLD Total: 0.42 KLD		
xvi.	Waste water generation and its disposal	Nil		
xvii.	Information regarding nos of truck/trolleys per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	2 Trucks per day Transportation route map submitted.		
xviii.	Activities to be undertaken under EMP along with its cost.	<b>S. No.</b>	<b>Description</b>	<b>Total Cost to be incurred (in Rs)</b>
		1	Water Sprinkling Measures	22,000
		2	Haul Road and other Roads Repair	1,00,000

		3	Greenbelt Development (with tree guards)	1,00,000	
			<b>TOTAL</b>	2,22,000	
xix.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the proposed mining site			

i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 0.20Km.
ii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Distance from Minor Bridge 1.0 Km towards North-East
iv )	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	Distance from the nearest mining site Tangri 5 is 2.25 Km towards North-East.
v)	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	<p><b>Air</b>-The major contribution of air pollution is by excavation, loading, transportation, hauling operation &amp; handling of the mineral. This will lead to momentary rise in the particulate matter (PM10). As such there will be no noticeable impact on air quality.</p> <p><b>Water</b>- Proposal for mining are given during dry months, therefore water quality will not deteriorate.</p> <p><b>Noise</b>-Mining is of open cast semi mechanized with deployment of light excavator. Therefore noise level too will not show any significant increase.</p>
vi )	The Department/Project Proponent shall include in the EMP, the	<b>Nil</b>

<p>additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:</p>	
---	--

**KML**



During meeting, the Committee perused the KML file of the project and observed that the proposed mining site is at a distance of 820 meter from the nearest bridge. The Committee further perused the EMGSM Guidelines, 2020, wherein it has been mentioned that sand & gravel shall not be extracted up to a distance of 1 kilometre (1 km) from major bridges and highways on both sides. In this regard, the Project Proponent apprised the Committee that the proposed mining area has been restricted from 0.43 Ha to 0.308 Ha, thereby making the distance of the proposed mining site as 1Km from the major bridge. Also, the Mining Plan for the excavation of the minor minerals has been approved by Department of Mining & Geology after excluding the restricted area of 0.122 Ha, towards the bridge. The Committee noted the same.

SEAC was satisfied with proposal and presentation given by the Project Proponent and after deliberations, SEAC decided to award **Silver Grading** to the project and forward the applications to SEIAA with the recommendation to grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.308 Ha and quantity of 4561 TPA as approved in the mining plan subject to the specific conditions attached as **Annexure-1**.

### **1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar.
- (iii) Mr. Jastinder Singh, Mining Inspector SAS Nagar
- (iv) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

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

On a query by SEIAA as to why semi-mechanized method of mining was being proposed when this was a "Public Mining Site" and as per the Mining Policy, 2023 of the state government only manual mining was permitted in such sites, the Project Proponent agreed that the case may be considered for approval for manual method of mining.

During deliberations, SEIAA observed that the number of trees planned for green belt were inadequate and directed the project proponent to abide by the already decided criteria of planting 50 trees/Hectare of mining lease area for calculating the number of trees. Mining Department agreed to undertake the plantation of the requisite number of saplings either itself or through the State Forest Department under GPM scheme.

SEIAA further observed that the funds allocated for Additional Environmental Activities (AEA) as part of EMP were inadequate and were not wholly related to amelioration of the environment. Moreover, as per consolidated Advisory and Checklists already communicated to the Mining Department, the project proponent was required to abide by the criteria of Rs.0.5/tonne for manual mining and Rs.1.5/tonne for semi mechanized mining while proposing the expenditure to be incurred under AEA. To this observation, the project proponent undertook to provide the requisite amount for AEAs (@Rs.0.5/tonne for manual mining). Keeping the foregoing in view, the revised EMP / AEA activities and budget will be as under:

**Table 1**  
**EMP activities and budget**

<b>Sr. No.</b>	<b>Environment mitigation measure</b>	<b>Capital Cost (In Lacs)</b>	<b>Recurring Cost (Lacs/annum)</b>
1	Haul Road Maintenance including water sprinkling on road for dust suppression	-	1.0
2	Plantation of saplings (0.308 ha mining lease area @ 50 plants / ha and Rs 1000 per sapling for plantation + Rs 1000 / sapling for maintenance)	0.16	0.16
3	Water Sprinkling measures	0.22	-
4	Safety Shoe, Dust Masks, Ear Plugs	0.33	-
5	First Aid Kit	0.33	-
<b>Additional Environmental Activities</b>		<b>0.05</b>	<b>0.05</b>
<b>Total</b>		<b>1.09</b>	<b>1.21</b>

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.308 Ha and quantity of 4561 TPA at Tangri-1, Village: Nagla, Tehsil- Derabassi, District- SAS Nagar, Punjab, as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC including specific conditions at Annexure 1 and additional conditions as under:

**Additional Conditions:**

- I. Only manual method of mining will be permitted.
- II. The environmental clearance will be valid for a period of 30 years from the date of issuance and further extendable for 20 years, (subject to adequacy of EIA/EMP to be reviewed every 5 years after 30 years) as per the provisions of OM dated 13.12.2022 of the MOEF&CC and further subject to availability of minor minerals and valid Mining Plan for mining of minor minerals in the above said location and Khasra numbers.
- III. The project proponent shall undertake EMP as per Table 1 above.



**Item No. 255.06: Application for Environmental Clearance for carrying out mining of minor minerals (sand) at Jaloke Sand Mine Cluster 01 [Cluster: Jaloke and Jaloke-2, Village: Jaloke, Tehsil- Patti, District- Tarn Taran, Punjab by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Tarn Taran Division. (Proposal No. SIA/PB/MIN/423699/2023).**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Tarn Tarn Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at the mining site of Jaloke Sand Mine Cluster 01 [Cluster: Jaloke and Jaloke-2], Village: Jaloke, Tehsil- Patti, District- Tarn Taran, Punjab.

The Department has deposited requisite fee of Rs. 9560/-vide reference no. N084232386309467 dated 28.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plans were approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/Jaloke/366 dated 05.02.2023 for 3.41 ha and vide Letter No. Glg/Pb/M.P/Jaloke-2/493 dated 17.02.2023 for 1.37 ha.

**Deliberations during 250<sup>th</sup> meeting of SEAC held on 20.06.2023.**

The meeting was attended by the following:

- (i) Mr. Karanbir Singh Bains, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District Taran Tarn.
- (ii) Sh. Gurwinder Sharma, JEE, Tarn Taran.
- (iii) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant presented the cases as under:

i)	Name of Applicant & Correspondence address:	Mr Vishal Mehta, DMO Tarn Taran Office of Executive Engineer/ Tarn-Taran Drainage-Cum-Mining & Geology Division, Tarn-Taran. Canal
----	---	--

	Mobile No: Email ID:	Complex, Near Railway Station. Amritsar,143001  8427587930 xenbaridoab@gmail.com
ii)	Name of Environmental Consultant  Mobile No.  Email ID	Grass Roots Research and Creation (P) Ltd.  0120-4044630  info@grc-india.com
iii)	Online Proposal No.	<b>SIA/PB/MIN/423699/2023</b>
iv)	Project Name & Location	Jaloke Sand Mine Cluster 01 [Cluster: Jaloke and Jaloke-2]  Village: Jaloke Tehsil- Patti District- Tarn Taran,Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals

**1.0 The details of the mining project are as under:**

S.No.	Item	Details		
i.	Category of the Project as per the EIA notification dated 14.09.2006	B2		
ii.	Hadbast No. of the Village	<b>344</b>		
iii.	Details of Khasra No. as under:			
	<b>Khasra No. as per proposal</b>	<b>Khasra No. as per DSR</b>	<b>Khasra No. as per consent of land</b>	<b>Name of owner of the land as per land NOC, DSR and Jamabandi</b>
	46/3, 4,5,6,7,8,13,14, 40/24, 25 and khasra no- 46/18, 17, 23, 24 for Jaloke 2	Not Mentioned in the DSR	46/3, 4,5,6,7,8,13,14, 40/24, 25 and khasra no- 46/18, 17, 23, 24 for Jaloke 2  <b>This khasra no. 40/24, 25 not found in the consent of land as well as land Jamabandi.</b>	Sohan Singh, Randhir Kaur Mandeep Singh Dilbagh Singh <b>Ninder Singh</b> Joginder Singh Hardev Singh Racchpal Singh <b>Gurdiyal Singh</b> Bohar Singh Gursewak Singh Kuldip Singh

				Balbir Singh Kawaljit Singh Jarmal Singh Sukhraj Singh Surjit Kaur
iv.	Whether the mining area is less than area mentioned in the DSR, (If yes) the proposed mining area shall be earmarked in the KML file with different color.	No		
v.	<p>i. Area &amp; Quantity details as per Mining plan and proposal</p> <p>ii. Area and permissible quantity details as per DSR</p>	<p>i. Area as per proposal – 4.78 Ha. (3.41 Ha. for Jaloke and 1.37 Ha. for Jaloke-2) Quantity as per Approved Mine Plan - 66547 TPA (48633 TPA for Jaloke and 17914 TPA for Jaloke 2)</p> <p>ii. Area as per DSR – 58.9 Ha. (21.4 Ha for Jaloke and 37.5 ha for Jaloke 2) (Serial No. 4 and as per DSR) Quantity as per Approved DSR – 1019588 TPA(370444.84 TPA for Jaloke and 649143.99 TPA for Jaloke 2)</p>		
vi.	Details as per Mining plan	<p>Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/Jaloke/366. Date of Approval: 05.02.2023 for Jaloke</p> <p>Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/Jaloke-2/493. Date of Approval: 17.02.2023 for Jaloke 2</p> <p>Approved Mining Lease Area: 4.78 Ha. Approved Mining Quantity: 66547 TPA Depth of Mining (m): 1 m</p>		

vii.	Longitude & Latitude of the mining site	
	<b>Jaloke</b>	
	<b>Pillar No.</b>	<b>Latitude</b>
	A.	31° 7'56.75"N
	B.	31° 7'57.42"N
	C.	31° 7'58.99"N
	D.	31° 7'58.87"N
	E.	31° 7'55.05"N
	F.	31° 7'51.52"N
	G.	31° 7'52.21"N
	<b>Jaloke-2</b>	
	<b>Pillar No.</b>	<b>Latitude</b>
	1.	31° 7'49.59"N
	2.	31° 7'50.99"N
	3.	31° 7'47.17"N
	4.	31° 7'47.16"N
		<b>Longitude</b>
		74° 9'47.71"E
		74° 9'55.15"E
		74° 9'55.16"E
		74° 9'52.67"E
		74° 9'52.68"E
		74° 9'50.32"E
		74° 9'50.21"E
viii.	Details of cluster formation	No cluster is formed, cluster letter is submitted
ix.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Land NOC submitted
x.	Whether demarcation/erection of boundary pillars on the site has been done.	Demarcation done on 03-02-2023. Copy of demarcation report submitted
xi.	Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	Submitted online as <b>Annexure-8(a) and 8(b)</b> . Undertaking submitted by the Project Proponent to the effect that no forest area involved in the project.
xii.	Salient features of approved mining plans	Date of approval- 05-02-2023 for Jaloke and 17-02-23 for Jaloke 2.  Total Quantity-145899 Tonnes for Jaloke and 53742 Tonnes for Jaloke 2
xiii.	Method of mining	Semi-mechanized

xiv.	No. of workers on the site when fully operational	18 People for Jaloke and 14 for Jaloke 2	
xv.	Total water requirement for domestic and other usage and its source	<b>For Jaloke:</b> Domestic: 0.20 KLD Dust Suppression: 0.20 KLD Plantation: 1.71 KLD Total: 2.11 KLD <b>For Jaloke 2:</b> Domestic: 0.15 KLD Dust Suppression: 0.20 KLD Plantation: 0.69 KLD Total: 1.04 KLD	
xvi.	Waste water generation and its disposal	Nil	
xvii.	Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	23 Trucks per day Transportation route map submitted	
viii.	Activities to be undertaken under EMP along with its cost.		
	<b>S. No.</b>	<b>Description</b>	<b>Total Cost to be Incurred (in Rs)</b>
	1	Water Sprinkling Measures	2,40,000
	2	Haul Road and other Roads Repair	6,50,000
	3	Greenbelt Development(with tree guards)	2,00,000
	<b>TOTAL</b>		10,90,000
xix.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the proposed mining site	

i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 1.25Km.
ii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Distance from Major Bridge 1.0 Km towards West
iv)	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	It is a cluster site. A certificate in this regard submitted
v)	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	<b>Air-</b> The major contribution of air pollution is by excavation, loading, transportation, hauling operation & handling of the mineral. This will lead to momentary rise in the particulate matter (PM10). As such there will be no noticeable impact on air quality. <b>Water-</b> Proposal for mining are given during dry months, therefore water quality will not deteriorate.

		<b>Noise-</b> Mining is of open cast semi mechanized with deployment of light excavator. Therefore, noise level too will not show any significant increase.
vi)	The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:	<b>Nil</b>

**KML**



During meeting, the Committee observed that the khasra No. 40/24,25 mentioned in the application proposal are not mentioned in the land NOC submitted by the Project Proponent. In this regard, the Project Proponent submitted land NOC for the aforementioned khasra Nos.

The Committee further asked the Project Proponent to submit the layout plan superimposed with the area of proposed sites i.e. Jaloke & Jaloke-2 as per approved DSR and area of these sites as per application proposal. In this regard, the Project Proponent submitted the superimposed map showing the area of the proposed mining sites Jaloke & Jaloke-2 lying within the area approved for these sites as per the DSR.

SEAC was satisfied with proposal and presentation given by the Project Proponent and after deliberations, SEAC decided to award **Silver Grading** to the project and forward the applications to SEIAA with the recommendation to grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 4.78 Ha (3.41 Ha for Jaloke and 1.37 Ha for Jaloke-2) and quantity of 66547 TPA (48633 TPA for Jaloke and 17914 TPA for Jaloke-2) as approved in the mining plan subject to the specific conditions attached as **Annexure-1**.

#### **1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Mr. Maninder Singh, SDO, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar
- (iii) Mr. Gurvinder Singh, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar
- (iv) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

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

On a query by SEIAA as to why semi-mechanized method of mining was being proposed when this was a "Public Mining Site" and as per the Mining Policy, 2023 of the state government only manual mining was permitted in such sites, the Project Proponent agreed that the case may be considered for approval for manual method of mining.

During deliberations, SEIAA observed that the number of trees planned for green belt were inadequate and directed the project proponent to abide by the already decided criteria of planting 50 trees/Hectare of mining lease area for calculating the number of trees. Mining



Department agreed to undertake the plantation of the requisite number of saplings either itself or through the State Forest Department under GPM scheme.

SEIAA further observed that the funds allocated for Additional Environmental Activities (AEA) as part of EMP were inadequate and were not wholly related to amelioration of the environment. Moreover, as per consolidated Advisory and Checklists already communicated to the Mining Department, the project proponent was required to abide by the criteria of Rs.0.5/tonne for manual mining and Rs.1.5/tonne for semi mechanized mining while proposing the expenditure to be incurred under AEA. To this observation, the project proponent agreed to provide funds @ Rs 0.50 per Ton for AEA activities.

Keeping the foregoing in view, the revised EMP / AEA activities and budget will be as under:

**Table 1**  
**EMP activities and budget**

<b>Sr. No.</b>	<b>Environment mitigation measure</b>	<b>Capital Cost (In Lacs)</b>	<b>Recurring Cost (Lacs/annum)</b>
1	Haul Road Maintenance including water sprinkling on road for dust suppression	2.0	2.0
2	Plantation of 239 saplings (4.78 ha mining lease area @ 50 plants / ha and Rs 1000 per sapling for plantation + Rs 1000 / sapling for maintenance)	2.39	2.39
3	Water Sprinkling measures	2.12	-
<b>Total</b>		<b>6.51</b>	<b>4.39</b>
Additional Environment Activities (66,547 Tons @ Rs 0.5 per ton for semi-mechanised mining)		<b>0.33</b>	<b>0.33</b>
<b>Grand Total</b>		<b>6.84</b>	<b>4.72</b>

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for carrying out mining of minor minerals (sand) in the land area of 2.63 Ha to the extent of 64,382.4 MT as per the SSMG 2016 and EMGSM 2020 at Village Sandhwal, Tehsil Mukerian, District Hoshiarpur, as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC including specific conditions as per Annexure 1 and additional conditions as under:

**Additional Conditions:**

- I. Only manual method of mining will be permitted.

II. The environmental clearance will be valid for a period of 30 years from the date of issuance and further extendable for 20 years, (subject to adequacy of EIA/EMP to be reviewed every 5 years after 30 years) as per the provisions of OM dated 13.12.2022 of the MOEF&CC and further subject to availability of minor minerals and valid Mining Plan for mining of minor minerals in the above said location and Khasra numbers.

III. The project proponent shall undertake EMP / Additional Environment Activities as per Table 1 above.

**Item No. 255.07: Application for Environmental Clearance for carrying out mining of minor minerals (sand) at Razapur (Tangri-5) Sand Mining Project Village: Razapur, Tehsil- Derabassi, District- SAS Nagar, Punjab, by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, SAS Nagar. (Proposal No. SIA/PB/MIN/423868/2023).**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, SAS Nagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at the mining site of Razapur(Tangri-5) Sand Mining Project Village: Razapur, Tehsil- Derabassi, District- SAS Nagar, Punjab.

The Department has deposited requisite fee of Rs. 1540/- dated 30.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/Rajapur/360 dated 05.02.2023.

**Deliberations during 250<sup>th</sup> meeting of SEAC held on 20.06.2023.**

The meeting was attended by the following:

- (i) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar.
- (ii) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant presented the cases as under:

i)	Name of Applicant & Correspondence address:  Mobile No: Email ID:	Mr Rajinder Ghai, DMO SAS Nagar Plot No. B-65, Phase 7 B, Industrial Area, S.A.S Nagar Mohali, 160055  9872997779  xenminingmohali@gmail.com
ii)	Name of Environmental Consultant  Mobile No.  Email ID	Grass Roots Research and Creation (P) Ltd.  0120-4044630  info@grc-india.com
iii)	Online Proposal No.	<b>SIA/PB/MIN/423868/2023</b>
iv)	Project Name & Location	Razapur(Tangri-5) Sand Mining Project Village: Razapur

		Tehsil- Derabassi District- SAS Nagar, Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals

**1.0 The details of the mining project are as under:**

S.No.	Item	Details		
i.	Category of the Project as per the EIA notification dated 14.09.2006	B2		
ii.	Hadbast No. of the Village	<b>170</b>		
iii.	Details of Khasra No. as under:			
	<b>Khasra No. as per proposal</b>	<b>Khasra No. as per DSR</b>	<b>Khasra No. as per consent of land</b>	<b>Name of owner of the land as per land NOC, DSR and Jamabandi</b>
	401	Not Mentioned	401	Gram Panchayat Land. The Gram Panchayat, Village Razapur issued certificate, wherein it has been mentioned that the Gram Panchayat has not objection its sand mining is done in the land proposed for potential sand mining.
iv.	Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.	No		
v.	iii. Area & Quantity details as per Mining plan and proposal	Area as per Mine Plan – 0.77 Ha. Quantity as per Approved Mine Plan - 9982 TPA		
	iv. Area and permissible quantity details as per DSR	Area as per DSR – 1.92 Ha. Quantity as per Approved DSR – 21056 TPA		
vi.	Area details as per Mining plan	Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/Rajapur/360.		

		Date of Approval: 05.02.2023 Approved Mining Lease Area: 0.77 Ha. Approved Mining Quantity: 9982 TPA Depth of Mining (m): 1 m		
vii.	Longitude & Latitude of the mining site	<b>Pillar No.</b>	<b>Latitude</b>	<b>Longitude</b>
		1.	30°22'56.32"N	76°54'16.28"E
		2.	30°22'53.29"N	76°54'13.97"E
		3.	30°22'52.13"N	76°54'13.29"E
		4.	30°22'50.70"N	76°54'12.80"E
		5.	30°22'47.98"N	76°54'12.49"E
		6.	30°22'47.34"N	76°54'12.44"E
		7.	30°22'46.34"N	76°54'12.46"E
		8.	30°22'45.53"N	76°54'11.86"E
		9.	30°22'44.92"N	76°54'11.54"E
		10.	30°22'41.98"N	76°54'10.64"E
		11.	30°22'44.32"N	76°54'9.85"E
		12.	30°22'44.97"N	76°54'10.79"E
		13.	30°22'46.88"N	76°54'11.93"E
		14.	30°22'49.09"N	76°54'12.04"E
		15.	30°22'51.43"N	76°54'12.38"E
		16.	30°22'52.96"N	76°54'13.21"E
17.	30°22'54.84"N	76°54'14.59"E		
viii.	Details of cluster formation	No cluster is formed, cluster letter is submitted		
ix.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Land NOC submitted		
x.	Whether demarcation/erection of boundary pillars on the site has been done.	Demarcation done on 03-02-2023. Copy of demarcation report submitted		
xi.	Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	Submitted. NOC from DFO SAS Nagar vide letter no. 5900 dated 13.12.2022 submitted mentioning that no permission is required under FCA, 1980  NOC from DFO SAS Nagar vide letter no. 2815 dated 07.12.2022 submitted mentioning that no Wildlife Sanctuary, Wetland area and Conservation Reserve falls in the said site.		
xii.	Salient features of approved mining plans	Date of approval-	05-02-2023	
		Total Quantity-	29946 tonnes	
xiii.	Method of mining	Semi-mechanized		
xiv.	No. of workers on the site when fully operational	11		

xv.	Total water requirement for domestic and other usage and its source	Domestic: 0.10 KLD Dust Suppression: 0.20 KLD Plantation: 0.39 KLD Total: 0.69 KLD
xvi.	Waste water generation and its disposal	Nil
xvii.	Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	4 Trucks per day Transportation route map submitted.
xviii.	Activities to be undertaken under EMP along with its cost.	Submitted
xix.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the proposed mining site

i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 0.50Km.
ii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Distance from Minor Bridge 3.40 Km towards North-East
iv)	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	Distance from the nearest mining site Tangri- 1 2.25 Km towards North-east.
v)	The Department shall outline the environmental impact of the mining operations carried out at	<b>Air</b> -The major contribution of air pollution is by excavation, loading, transportation, hauling operation & handling of the mineral. This will lead to

	site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	momentary rise in the particulate matter (PM10). As such there will be no noticeable impact on air quality. <b>Water-</b> Proposal for mining are given during dry months, therefore water quality will not deteriorate. <b>Noise-</b> Mining is of open cast semi mechanized with deployment of light excavator. Therefore noise level too will not show any significant increase.
vi)	The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:	<b>Nil</b>

### KML



During meeting, the Committee observed that the recurring cost proposed under activities of EMP has not been mentioned. In this regard, the Project Proponent submitted the details of the capital as well as recurring cost of the activities under EMP as under:

Sr. No	Environmental Protection Measures	Proposed	Recurring cost (In Rs.)
		Capital cost (In Rs.)	
1.	Greenbelt Development	39,000	15,000
2.	Water Sprinkling Measures (Project site as well as haul Road)	1,00,000	50,000
3.	Haul Road and other Roads Repair and Maintenance	1,00,000	1,00,000
<b>TOTAL</b>		<b>2,39,000</b>	<b>1,65,000</b>

SEAC was satisfied with proposal and presentation given by the Project Proponent and after deliberations, SEAC decided to award **Silver Grading** to the project and forward the applications to SEIAA with the recommendation to grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.77 Ha and quantity of 9982 TPA as approved in the mining plan subject to the specific conditions attached as **Annexure-1**.

#### **1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar.
- (iii) Mr. Jastinder Singh, Mining Inspector SAS Nagar
- (iv) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

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

On a query by SEIAA as to why semi-mechanized method of mining was being proposed when this was a "Public Mining Site" and as per the Mining Policy, 2023 of the state government only manual mining was permitted in such sites, the Project Proponent agreed that the case may be considered for approval for manual method of mining.

During deliberations, SEIAA observed that the number of trees planned for green belt were inadequate and directed the project proponent to abide by the already decided criteria of planting 50 trees/Hectare of mining lease area for calculating the number of trees. Mining Department agreed to undertake the plantation of the requisite number of saplings either itself or through the State Forest Department under GPM scheme.



SEIAA further observed that the funds allocated for Additional Environmental Activities (AEA) as part of EMP were inadequate and were not wholly related to amelioration of the environment. Moreover, as per consolidated Advisory and Checklists already communicated to the Mining Department, the project proponent was required to abide by the criteria of Rs.0.5/tonne for manual mining and Rs.1.5/tonne for semi mechanized mining while proposing the expenditure to be incurred under AEA. To this observation, the project proponent agreed to provide funds @ Rs 0.50 per Ton for AEA activities.

Keeping the foregoing in view, the revised EMP / AEA activities and budget will be as under:

**Table 1**  
**EMP activities and budget**

<b>Sr. No.</b>	<b>Environment mitigation measure</b>	<b>Capital Cost (In Lacs)</b>	<b>Recurring Cost (Lacs/annum)</b>
1	Haul Road Maintenance including water sprinkling on road for dust suppression	1.0	1.0
2	Plantation of 39 saplings (0.77 ha mining lease area @ 50 plants / ha and Rs 1000 per sapling for plantation + Rs 1000 / sapling for maintenance)	0.39	0.39
3	Water Sprinkling measures	1.0	0.26
<b>AEA activities @ Rs 0.50 per Ton</b>		<b>0.05</b>	<b>0.05</b>
<b>Total</b>		<b>2.44</b>	<b>1.70</b>

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.77 Ha and quantity of 9982 TPA ) at Razapur (Tangri-5) Sand Mining Project Village: Razapur, Tehsil- Derabassi, District- SAS Nagar, Punjab, as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC including specific conditions attached as Annexure 1 and additional conditions as under:

**Additional Condition:**

- I. Only manual method of mining will be permitted.
- II. The environmental clearance will be valid for a period of 30 years from the date of issuance and further extendable for 20 years, (subject to adequacy of EIA/EMP to be

reviewed every 5 years after 30 years) as per the provisions of OM dated 13.12.2022 of the MOEF&CC and further subject to availability of minor minerals and valid Mining Plan for mining of minor minerals in the above said location and Khasra numbers.

- III. The project proponent shall undertake EMP as per Table 1 above.

**Item no. 255.08: Application for Environmental Clearance under EIA notification dated 14.09.2006 for proposed 0.75 Million Tonnes Per Annum (MTPA) Crude Steel Production at Industrial Plot A-1, Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana by M/s Tata Steel Limited (Proposal No. SIA/PB/IND1/430223/2023).**

The industry proposes to install 0.75 MTPA of crude steel production through Electric Arc Furnace (EAF) at industrial Plot A-1, adjacent to Hi Tech Cycle Valley at Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana on land measuring about 115 acres.

The industry was granted Terms of Reference vide SEIAA letter No. SEIAA/MS/2023/394 dated 10.02.2023 for carrying out EIA study as per the EIA notification dated 14.09.2006. The industry is covered under category 3(a) of the schedule appended with EIA notification dated 14.09.2006.

The industry has submitted Final EIA report after incorporating the compliance of the Terms of Reference (ToR) and public hearing consultation. The total cost of the project is Rs. 2590 Crore and the industry has deposited Rs. 6475000/- vide UTR No. HDFCR52023020781237687 dated 07.02.2023 and Rs. 19425000/- vide UTR No. HDFCR5202302060 dated 02.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The Punjab Pollution Control Board vide letter No. 12281 dated 26.05.2023 conveyed the proceedings of the public hearing of the industry held on 28.04.2023, wherein the comments regarding construction status, adequacy of the pollution control proposal and suitability of site are given as under:

**Suitability of site:**

The site of the project is located, at industrial plot A-1, Village Kadiana Khurd, Tehsil Ludhiana East, Ludhiana, at coordinates 30.946951, 75.986953. The site is located, opposite to the M/s Hero E-cycles, Pvt Ltd. The site is located around, 5 Km from the Municipal Corporation, Ludhiana limits as such the site is located, outside the boundary of critically polluted area, Ludhiana. The industry has submitted allotment letter of industrial plot from PSIEC vide letter No. 14510 dated 14.07.2022 for manufacturing purposes. As such site is in principle suitable for proposed project.

**Adequacy of pollution control proposals:**

The industry has proposed, to install the side hood, along with pulse jet bag house as APCD with its induction furnace. The Project Proponent has also proposed to install STP for treatment of domestic effluent generated from the industry, Hence the pollution control devices proposed by the industry are principally adequate.

**Construction status:**

No construction work of the building of the project has been started. The industry has started only work regarding boundary wall.

## Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

- (i) Mr. Ajit Kothari, Chief Projects & Construction Sustainability M/s Tata Steel Ltd.
- (ii) Mr. Suresh, Environmental Consultant M/s Vimta Labs.

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
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Project Name: Proposed 0.75 Million Tonnes Per Annum (MTPA) Crude Steel Production Through Electrical Arc Furnace Proponent: M/s. Tata Steel Limited Applicant: Amit Ranjan Chakraborty Designation: Chief Environment Management
1.2	Proposal:	SIA/PB/IND1/430223/2022
1.3	Location of Industry:	Industrial Plot A-1, Kadiana Khurd Village (Adjacent To Hi-Tech Valley), Ludhiana (East) Tehsil, Ludhiana District, Punjab.
1.4	Details of Land area & Built up area:	The total land area is 46.53 Ha (115 Acres).
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 3(a) – Metallurgical Industries, Category-B
1.6	Cost of the project	Total – Rs 2590 Cr.
1.7	Compliance of Public Hearing Proceedings	Detailed Action Plan along with timeline and Budget allocation is given as <b>Annexure I</b> .
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, the site falls in approved existing Industrial zone
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The land required for the project is allocated by the Punjab Small Industries & Export Corporation Limited vide File No: PSIEC/ESTATE/14510, dated:14.07.2022 for the land area measuring 556600 sqyard (115 acres).
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No forest land is involved in the project.

3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.																																
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site.																																
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable																																
3.6	Green area requirement and proposed No. of trees:	An area of 15.36 Ha (33 %) of land allocated for green belt development. Arrangements shall be made to ensure a minimum 90% of survival. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Sr. No</th> <th>Year</th> <th>Area (Ha)</th> <th>No. of Saplings/Plants</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;"><b>Proposed Plantation</b></td> </tr> <tr> <td>1</td> <td>2024-25</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>2</td> <td>2025-26</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>3</td> <td>2026-27</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>4</td> <td>2027-28</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>5</td> <td>2028-29</td> <td>3.08</td> <td>7725</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Total</b></td> <td><b>15.36</b></td> <td><b>38425</b></td> </tr> </tbody> </table>	Sr. No	Year	Area (Ha)	No. of Saplings/Plants	<b>Proposed Plantation</b>				1	2024-25	3.07	7675	2	2025-26	3.07	7675	3	2026-27	3.07	7675	4	2027-28	3.07	7675	5	2028-29	3.08	7725	<b>Total</b>		<b>15.36</b>	<b>38425</b>
Sr. No	Year	Area (Ha)	No. of Saplings/Plants																															
<b>Proposed Plantation</b>																																		
1	2024-25	3.07	7675																															
2	2025-26	3.07	7675																															
3	2026-27	3.07	7675																															
4	2027-28	3.07	7675																															
5	2028-29	3.08	7725																															
<b>Total</b>		<b>15.36</b>	<b>38425</b>																															
4.	<b>Raw material, Products and Machinery details are as under:</b>																																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sr.No</th> <th>Material</th> <th>Quantity (TPA)</th> <th>Source</th> <th>Distance, Km</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Scrap</td> <td>840000</td> <td>Local Market/Imported</td> <td rowspan="6" style="text-align: center; vertical-align: middle;">100 – 150 (Domestic)</td> </tr> <tr> <td>2</td> <td>Lime</td> <td>25000</td> <td>Local Market/Imported</td> </tr> <tr> <td>3</td> <td>Dolomite</td> <td>11000</td> <td>Local Market/Imported</td> </tr> <tr> <td>4</td> <td>Coke</td> <td>8500</td> <td>Local Market/Imported</td> </tr> <tr> <td>5</td> <td>CaF2</td> <td>1000</td> <td>Local Market/Imported</td> </tr> <tr> <td>6</td> <td>Ferro Alloy</td> <td>16000</td> <td>Local Market/Imported</td> </tr> </tbody> </table>	Sr.No	Material	Quantity (TPA)	Source	Distance, Km	1	Scrap	840000	Local Market/Imported	100 – 150 (Domestic)	2	Lime	25000	Local Market/Imported	3	Dolomite	11000	Local Market/Imported	4	Coke	8500	Local Market/Imported	5	CaF2	1000	Local Market/Imported	6	Ferro Alloy	16000	Local Market/Imported			
Sr.No	Material	Quantity (TPA)	Source	Distance, Km																														
1	Scrap	840000	Local Market/Imported	100 – 150 (Domestic)																														
2	Lime	25000	Local Market/Imported																															
3	Dolomite	11000	Local Market/Imported																															
4	Coke	8500	Local Market/Imported																															
5	CaF2	1000	Local Market/Imported																															
6	Ferro Alloy	16000	Local Market/Imported																															
4.1																																		
4.2	Population details	Operation Phase: Direct – 300, In-Direct- 150 Construction Phase: Direct-500, In-Direct-2500																																
5	<b>Water</b>																																	
5.1	Total water requirement:	6000 KLD																																
5.2	Source:	Punjab Small Industries & Export Corporation Limited (PSIECL).																																
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)	MoU made between PSIEC and Tata steel vide File No: PSIEC/EE-1/860-65; dated: 24.08.2022 submitted, wherein it has been mentioned that Govt of Punjab will provide required quantum of average water requirement 250 cubic mtr/hr including meeting peak requirement to Tata Steel at the selected site.																																

	Details thereof																																																						
5.4	Total water requirement for domestic purpose:	240 KLD																																																					
5.4.1	Total wastewater generation:	Domestic – 216 KLD																																																					
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	The waste water generated from Domestic use treated in STP of capacity 250 KLD with MBBR technology. The treated domestic water will be used for Horticulture purpose.																																																					
5.5	Total water requirement	6000 KLD																																																					
5.5.1	Total effluent generation:	588 KLD.																																																					
5.5.2	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	The waste water generation from Industry use treated in CETP-720 KLD capacity with SBR technology. The treated water will be sent for cooling water make up and Slag cooling. Industry will follow the Zero Effluent Discharge concept																																																					
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through STP and will be used for plantation within premises. Industrial treated water will be sent for cooling water make up and Slag cooling.																																																					
5.7	Cumulative Details: Water Consumption for Summer (KLD)																																																						
	<table border="1"> <thead> <tr> <th rowspan="2">Process</th> <th colspan="2">Flow</th> </tr> <tr> <th>m3/Hr</th> <th>KLD</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>Make up Water</b></td> </tr> <tr> <td>ICW -1 Cold Clear Water Tank</td> <td>153</td> <td>3672</td> </tr> <tr> <td>Softening Plant</td> <td>12</td> <td>288</td> </tr> <tr> <td>Air Separation Unit</td> <td>16</td> <td>384</td> </tr> <tr> <td>HVAC Makeup</td> <td>5</td> <td>120</td> </tr> <tr> <td>Slag Processing Unit</td> <td>10</td> <td>240</td> </tr> <tr> <td>DCW Cold Cont. Water Tank</td> <td>34</td> <td>816</td> </tr> <tr> <td><b>Sub-Total</b></td> <td><b>230</b></td> <td><b>5520</b></td> </tr> <tr> <td>Domestic</td> <td>10</td> <td>240</td> </tr> <tr> <td>Green Belt</td> <td>5</td> <td>120</td> </tr> <tr> <td>Fire Hydrant Clear Water storage</td> <td>2</td> <td>48</td> </tr> <tr> <td>Backwash Water Sump from Raw water Filtration</td> <td>2.5</td> <td>60</td> </tr> <tr> <td><b>Sub-Total</b></td> <td><b>19.5</b></td> <td><b>468</b></td> </tr> <tr> <td>Evaporation Loss from Raw Water Reservoir</td> <td>0.5</td> <td>12</td> </tr> <tr> <td><b>Sub-Total</b></td> <td><b>0.5</b></td> <td><b>12</b></td> </tr> <tr> <td><b>Grand Total</b></td> <td><b>250</b></td> <td><b>6000</b></td> </tr> </tbody> </table>		Process	Flow		m3/Hr	KLD	<b>Make up Water</b>			ICW -1 Cold Clear Water Tank	153	3672	Softening Plant	12	288	Air Separation Unit	16	384	HVAC Makeup	5	120	Slag Processing Unit	10	240	DCW Cold Cont. Water Tank	34	816	<b>Sub-Total</b>	<b>230</b>	<b>5520</b>	Domestic	10	240	Green Belt	5	120	Fire Hydrant Clear Water storage	2	48	Backwash Water Sump from Raw water Filtration	2.5	60	<b>Sub-Total</b>	<b>19.5</b>	<b>468</b>	Evaporation Loss from Raw Water Reservoir	0.5	12	<b>Sub-Total</b>	<b>0.5</b>	<b>12</b>	<b>Grand Total</b>	<b>250</b>	<b>6000</b>
Process	Flow																																																						
	m3/Hr	KLD																																																					
<b>Make up Water</b>																																																							
ICW -1 Cold Clear Water Tank	153	3672																																																					
Softening Plant	12	288																																																					
Air Separation Unit	16	384																																																					
HVAC Makeup	5	120																																																					
Slag Processing Unit	10	240																																																					
DCW Cold Cont. Water Tank	34	816																																																					
<b>Sub-Total</b>	<b>230</b>	<b>5520</b>																																																					
Domestic	10	240																																																					
Green Belt	5	120																																																					
Fire Hydrant Clear Water storage	2	48																																																					
Backwash Water Sump from Raw water Filtration	2.5	60																																																					
<b>Sub-Total</b>	<b>19.5</b>	<b>468</b>																																																					
Evaporation Loss from Raw Water Reservoir	0.5	12																																																					
<b>Sub-Total</b>	<b>0.5</b>	<b>12</b>																																																					
<b>Grand Total</b>	<b>250</b>	<b>6000</b>																																																					
	Water Consumption for Winter & Rainy (KLD)																																																						
5.8	Rain water harvesting proposal:	Roof top harvesting is proposed with a potential of 32,000 m3/annum. Storage capacity of rain water harvesting structure is about 6000 m3.																																																					

<b>6</b>	<b>Air</b>									
6.1	Details of Air Polluting Machinery and APCDs installed are as under:									
	<b>Stack</b>	<b>Height / Dia (m)</b>	<b>Velocity (m/s)</b>	<b>Temp (°C)</b>	<b>Flow Rate (Nm<sup>3</sup>/hr)</b>	<b>PM<sub>10</sub> µg/m<sup>3</sup></b>	<b>PM<sub>2.5</sub> µg/m<sup>3</sup></b>	<b>NO<sub>x</sub> µg/m<sup>3</sup></b>	<b>SO<sub>2</sub> µg/m<sup>3</sup></b>	<b>APCDs</b>
	Arc Furnace	85 m/ 5.5 m	16	100	1081000	45.04	9.01	-	-	Bag Filters with 95 % Effectiveness
	DG set 1000 KVA	30 m/0.15 m	12	120	-	0.09	0.04	1.75	0.05	Adequate stack height
6.2	<b>Air Pollution Control Measures:</b>									
	<b>Sr. No</b>	<b>Facilities</b>	<b>Air Emissions</b>		<b>Mitigation Measures</b>					
	1	Furnace/Steel Melting Plant	Fugitive emissions of particulates		Collected by local hooding and de-dusted in fabric filters. Minor emissions of particulates arise from ladle metallurgy processes and vacuum degassing, and they are usually collected and cleaned by fabric filters.					
	2	Rolling Mill/Wire Rod Mill	The flue gases from the Rolling Mill will be let out through a stack of 40 m height for effective dispersion of emissions into the atmosphere.		The stack height is designed as per CPCB norms					
	3	Ferro Alloys	Flue gases		By treating the flue gases in Fume Extraction System with bag filters and then discharged into the atmosphere through two numbers of stacks each of 30 m height					
<b>7</b>	<b>Waste Management</b>									
7.1	Total quantity of solid waste generation		<b>Description</b>		<b>UOM</b>	<b>Total Qty.</b>	<b>Disposal</b>			
			EAF Slag Produced		TPA	81650	It will be supplied to manufacture of cement/concrete block, pavers, tiles, construction of roads, under proper agreement			
			LF Slag Produced		TPA	19700				
			<b>Total Slag</b>		TPA	<b>101350</b>				
			EAF & LF Dust		TPA	12100	Sent to authorized TSDF			
			Mill Scale from CCM & RM		TPA	2653	It will be supplied to suitable			

					industries for re-use
		Sludge Generation from filter presses	TPA	1975	Sent to authorized TSDF
		Sludge from STP	TPA	4800	Used as manure
		Broken Refractories	TPA	4000	It will be supplied to suitable industry
		Steel Scrap from CCM and Rolling Mill	TPA	3790	In house reuse
		<b>Total</b>		<b>130668</b>	
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Disposal of Solid waste will be as per MSW rules, 2016			
7.3	Details of management of Hazardous Waste.	-			
<b>8</b>	<b>Energy Saving &amp; EMP</b>				
8.1	Power Consumption:	Maximum power requirement for proposed project will be about 90.1 MW. which will be supplied by 220/33 kV main receiving sub-station (MRSS), Hi-Tech Valley, Dhanansu. Standby arrangements (DG Sets): 2 X 1 MVA			
8.2	Energy saving measures:	LEDs have been proposed to be used instead of CFLs.			
9.	CER Activities	<p><b>CER activities-</b> Based on Public hearing issues the following CER activity will be carried out.</p> <p>Improving Quality of education in school, promoting sporting culture amongst rural youth, Skill development program and developing on ecosystem that fosters self-reliance and a life of dignity for all person with disability (PwDs) detailed breakup given in <b>Annexure -1</b>.</p>			
10.	<b>EMP BUDGET</b>				
	<b>Sr. No.</b>	<b>Area</b>	<b>Capital cost in Rs. Crores</b>	<b>Recurring cost in Rs. Crores</b>	
	A	Air Pollution			
	1	Air Pollution Control devices such as bag filters/ESP	120.00	3.00	
	2	Wind shield at the boundary	1.50	0.0375	
	3	Monitoring equipment	1.00	0.025	
	4	Dust suppression through tankers, rain guns and fog cannon	0.75	0.02	
	5	Storage Sheds	0.05	0.0012	
	B	Water Pollution			
	1	Storm water management and rain water harvesting	1.00	0.025	
	2	ETP/STP	6.00	0.085	



C	Noise Pollution		
1	Acoustic enclosures	1.25	0.032
D	Greenbelt development	0.50	0.0125
E	Occupational health	0.50	0.0125
	<b>Total</b>	<b>133.55</b>	<b>3.27</b>

## Annexure-I

### THE ISSUES RAISED BY THE PUBLIC DURING THE PUBLIC HEARING AND REPLY BY THE PROJECT PROPONENT ALONG WITH ACTION PLAN

Sr. No	Name of Person / Public / Association / Group / Committee	Views / Suggestions / Observations made during public hearing	Reply by Project Proponent	Action plan to address the issues raised along with budget proposed in EMP with timeline
I	<b>Reply to oral submissions</b>			
1)	Sukhdev Singh, Sarpanch, Village Kadiana Khurd.	He requested to provide Job for locals, to renovate the Village Pond, upgrade the infrastructure of village school/medical facilities and to connect the sewage water with Tata Steels sewage treatment plant.	<p>The company will give priority to the locals people in employment based on the their skills.</p> <p>Rejuvenation of village pond will be carried out as a part of CER budget. Sewer network of the surrounding villages will be developed in consultation with local authority.</p> <p>Infrastructure facilities will be provided to the</p>	<p>Rs. 150 Lakhs has been allocated for solution for Community sewage treatment and waste management developed by TSF and managed by the Gram Panchayat as part of CER budget for next 3 years.</p> <p>Rs. 122 Lakhs has been allocated for development of infra structure facilities to educational institutes and Rs. 105 Lakhs has been allocated for development of training centre for PwDs on aspiration building, counselling, and employment opportunities in collaboration with the Government (Land for</p>

			schools and community health centres.	developing infrastructure or existing infrastructure support to be provided by the Govt.) of surrounding villages as a part of CSR activities.
2)	Om, Village Sahnewal	He requested to provide training and development of kabaddi players and football players, international player from Kadiana khurd & football coach for village team.	Identifying and developing serious sporting talents among the rural youth and upgrading sports infrastructure will be carried out as part of CSR activities.	Rs. 282 Lakhs has been allocated for Upgradation of existing sports facilities, Identifying and developing sporting talent among rural youth and setting up running residential sports academy in association with the Government (Infrastructure support to be provided by the Govt.) as part of CSR activities.
3)	Harbans Singh, Village Bhukhri Khurd	He requested to provide Girl's collage, Technical.	In consultation with local administration infrastructure facilities will be provided for educational institutes.  Skill development and vocational trainings for self-employment-oriented skill training programmes will be organized under women empowerment.	Rs. 122 Lakhs has been allocated for upgrading Schools through Construction of new and Renovation of existing infrastructure, Provision of Smart Classes in schools to promote technology for better learning experience and learning outcomes as a part of CSR activities.  Rs. 324 Lakhs has been allocated for identification, counselling and sponsoring of youth for different skill development trainings and setting up a multi skill development institute in collaboration with the government

				(Existing infrastructure to be supported by the Government, renovation and running cost can be undertaken by TSF) as a part of CSR activities.
4)	Parteek Joshi, Village Sahnewal.	He requested to provide Grass root working on village players development.	Identifying and developing serious sporting talents among the rural youth and upgrading sports infrastructure will be carried out as part of CSR activities.	Rs. 282 Lakhs has been allocated for Upgradation of existing sports facilities, Identifying and developing sporting talent among rural youth and setting up running residential sports academy in association with the Government (Infrastructure support to be provided by the Govt.) as part of CSR activities.
5)	Aayat Singh, Village Kadiana Khurd.	He requested to provide College or school for better education/medical facility and to provide employment for local community.	Infrastructure facilities will be provided to the schools and community health centres. The company will give priority to the locals people in employment based on the their skills.	Rs. 122 Lakhs has been allocated for development of infrastructure facilities to educational institutes and Rs. 105 Lakhs has been allocated for development of training centre for PwDs on aspiration building, counselling, and employment opportunities in collaboration with the Government (Land for developing infrastructure or existing infrastructure support to be provided by the Govt.) of surrounding villages as a part of CSR activities.
6)	Gurdeep, Village Kadiana Khurd.	He requested to provide skill development for villagers to enable employment near by	Skill development and vocational trainings for self-employment-oriented skill training programmes will be	Rs. 324 Lakhs has been allocated for identification, counselling and sponsoring of youth

		the industry and initiate their own business.	organized to ensure a sustainable career path with stable income enchantment for youth through multiple skilling, employment and entrepreneurship opportunities.	for different skill development trainings and setting up a multi skill development institute in collaboration with the government (Existing infrastructure to be supported by the Government, renovation and running cost can be undertaken by TSF) as a part of CSR activities.
7)	Sarvjeet Singh, Village Kadiana Kalan	He requested to provide employment to differently abled person by providing training and inclusive employment opportunities for person with disability and to provide sports facility and education facility development.	The company will give priority to the locals people in employment based on the their skills.  Special skill development program and financial assistance and will be provided differently abled persons for self-employment.  Infrastructure facilities will be provided to the schools and community health centres.	Rs. 324 Lakhs has been allocated for identification, counselling and sponsoring of youth for different skill development trainings and setting up a multi skill development institute in collaboration with the government (Existing infrastructure to be supported by the Government, renovation and running cost can be undertaken by TSF) as a part of CSR activities.  Rs. 122 Lakhs has been allocated for development of infra structure facilities to educational institutes and Rs. 105 Lakhs has been allocated for development of training centre for PwDs on aspiration building, counselling, and employment opportunities in collaboration with the

				Government (Land for developing infrastructure or existing infrastructure support to be provided by the Govt.) of surrounding villages as a part of CSR activities.
--	--	--	--	---

**THE ISSUES RAISED DURING THE PUBLIC HEARING AND ACTION PLAN ALONG WITH BUDGET**

<b>Corporate Environment Responsibility (CER) Activities with Budgetary Allocation &amp; Timeline</b>						
<b>Actual progress will be based on site &amp; front availability</b>						
Sr.No		Particulars	Year 1	Year 2	Year 3	Total
			<b>(Rs. In Lakh)</b>			
1	<b>Corporate Environment Responsibility</b>	<b>Community led Solid and Waste Water management</b>				
a)		Solution for Community sewage treatment and waste management developed by TSF and managed by the Gram Panchayat	20.00	80.00	50.00	<b>150.00</b>
b)		Creating/Upgrading Community Park or Space	0.00	50.00	10.00	<b>60.00</b>
c)		Installation of Solar Street lights at common places to ensure visibility at night and promote green energy	30.00	40.00	40.00	<b>110.00</b>
		<b>CER Grand Total</b>	<b>50.00</b>	<b>170.00</b>	<b>100.00</b>	<b>320.00</b>

As the general conditions are applicable to the industry, the industry presented that the distance of the industry from the MC Limits of Ludhiana is 6 Km. The Committee asked the industry to submit the hard copy of KML file to be superimposed on Master Plan of Ludhiana showing the distance of the industry from the MC, limits of the Ludhiana. The said KML file should be duly verified by the industry and the Environmental Consultant.

The Committee observed that the industry has not provided the details of APCDs like their containment system, air handling capacity, type & no. of bags in the bag filter, power consumption, cleaning technology (online/offline) etc. proposed for the EAF & LRF. The Committee asked the industry to provide the same.

The Committee observed that the industry has proposed to develop 33% green area in the land area of 15.36 Ha during the span of 5 years from 2024 to 2029. The Committee asked the industry to develop 33% green area within a period of 4 years by planting 24000 No. of broad leaf trees of native species. The industry agreed to the same. The Committee also observed that the budget provision of only Rs. 0.50 crores for green belt development proposed by the industry seems to be on lower side. The Committee asked the industry to check the same.

The Committee further observed that the industry has proposed to generate EAF Slag @ 81650 TPA and LF Slag @ 19700 TPA which will be supplied to manufacture cement/concrete

blocks, pavers, tiles, construction of roads under proper agreement. Further, EAF & LF dust @ 12100 TPA and Sludge generation from Filter press @ 1975 TPA will be sent to authorized TSDF. Further, Mill Scale from CCM and RM @ 2653 TPA and broken refractories @ 4000 TPA will be supplied to suitable industry for re-use. The Committee asked the industry to submit the complete proposal to dispose of the above waste being generated during the process including agreement/capacity of the Re-cycling industry to undertake the above quantities of waste.

The Committee further observed that the industry has not taken into consideration the Number of vehicles of the adjoining industrial units during the assessment of traffic load. The Committee asked the industry to check the same.

The Committee further perused the issues raised during public hearing and reply given by the industry along with the action plan. The Committee observed that the cost proposed for addressing the issues raised during public hearing shall be incorporated in the EMP.

The Committee also discussed about the disposal of storm water from the project. The industry informed that the plot level of the proposed project is lower than the level of the storm water drainage system already laid by PSIEC. Further, it was informed that they are taking up the matter with PSIEC to address this issue. The Committee asked the industry to provide the scheme for the disposal of storm water from the project in consultation with PSIEC.

The Committee observed that the industry has proposed only LEDs in the energy saving measures. The Committee asked the industry to provide the details of energy saving measures besides providing LEDs.

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

- (i) The industry shall submit the hard copy of KML file to be superimposed on Master Plan of Ludhiana showing the distance of the industry from the MC, limits of the Ludhiana, duly verified by the industry as well as the Environmental Consultant.
- (ii) The industry shall provide the details of APCDs like their containment system, air handling capacity, type & no. of bags in the bag filter, power consumption, cleaning technology (online/offline) etc. proposed for the EAF & LRF.
- (iii) The industry shall submit the revised proposal for development of green area within a period of 4 years by raising 3-tier plantation of proposed number of plants, out of which not less than 24000 tall plants of minimum 6 ft height of broad leaf trees of native species having canopy shall be planted. The industry shall also revise the budget provision for green belt development, which presently works out to Rs. 131 per plant, to at least Rs 600 per plant. The industry shall also make provision of funds for the maintenance of the plantation for three years in the EMP.
- (iv) The industry shall also raise plantation along both sides of the 16-meter approach road with broad leaf tree species having canopy under the Additional Environment Management Activities.

- (v) The industry shall submit the concrete proposal to dispose of the solid waste (EAF Slag @ 81650 TPA, LF Slag @ 19700 TPA, EAF & LF Dust @ 12100 TPA, Mill Scale from CCM & RM @ 2653 TPA, Sludge Generation from Filter Presses @ 1975 TPA, Sludge from STP @ 4800 TPA, Broker Refractories @ 4000 TPA, Steel Scrap from CCM & Rolling Mill @ 3790 TPA) being generated during the process including agreement/capacity of the Recycling industry to undertake the above quantities of waste.
- (vi) The industry shall submit the revised vehicular traffic load study after taking into consideration the incoming and outgoing vehicles from the adjoining industries.
- (vii) The industry shall submit the details of energy saving measures besides providing LEDs.
- (viii) The industry shall submit the complete proposal for the disposal of storm water in consultation with PSIEC.
- (ix) The industry shall submit the proposal for management of domestic solid waste being generated from the industry.
- (x) The industry shall submit the revised EMP after taking into consideration the cost proposed in the issues raised during public hearing and also propose activities under the head of Additional Environmental Activities.
- (xi) The industry shall submit NOCs from the Gram Panchayat of the Village wherein community sewage treatment plant has been proposed to be installed.
- (xii) The industry shall submit the undertaking in the prescribed format with regard to non-involvement of land area of the project under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972.
- (xiii) The industry shall provide the details of roof top rain water harvesting proposal with a potential of 32000 m<sup>3</sup>/annum.

**Deliberations during 251<sup>st</sup> meeting of SEAC held on 10.07.2023.**

The meeting was attended by the following:

- (i) Mr. Ajit Kothari, Chief Projects & Construction Sustainability M/s Tata Steel Ltd.
- (ii) Mr. Suresh, Environmental Consultant M/s Vimta Labs.

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

S. No	Observation	Reply
1	The industry shall submit the hard copy of KML file to be superimposed on Master Plan of Ludhiana showing the distance of the industry from the MC, limits of the Ludhiana,	Supporting documents submitted

	duly verified by the industry as well as the Environmental Consultant	
2	The industry shall provide the details of APCDs like their containment system, air handling capacity, type & no. of bags in the bag filter, power consumption, cleaning technology (online/offline) etc. proposed for the EAF & LRF.	Air Pollution Control Device (APCD) details submitted.
3	The industry shall submit the revised proposal for development of green area within a period of 4 years by raising 3-tier plantation of proposed number of plants, out of which not less than 24000 tall plants of minimum 6 ft height of broad leaf trees of native species having canopy shall be planted. The industry shall also revise the budget provision for green belt development, which presently works out to Rs. 131 per plant, to at least Rs 600 per plant. The industry shall also make provision of funds for the maintenance of the plantation for three years in the EMP.	Revised Green area development proposal submitted.
4	The industry shall also raise plantation along both sides of the 16-meter approach road with broad leaf tree species having canopy under the Additional Environment Management Activities.	Agreed, Additional Management Activity submitted.
5	The industry shall submit the concrete proposal to dispose of the solid waste (EAF Slag @ 81650 TPA, LF Slag @ 19700 TPA, EAF & LF Dust @ 12100 TPA, Mill Scale from CCM & RM @ 2653 TPA, Sludge Generation from Filter Presses @ 1975 TPA, Sludge from STP @ 4800 TPA, Broker Refractories @ 4000 TPA, Steel Scrap from CCM & Rolling Mill @ 3790 TPA) being generated during the process including agreement/capacity of the Re-cycling industry to undertake the above quantities of waste.	Details Proposal along with supporting documents submitted.
6	The industry shall submit the revised vehicular traffic load study after taking into consideration the incoming and outgoing vehicles from the adjoining industries.	Detail Traffic study submitted.



7	The industry shall submit the details of energy saving measures besides providing LEDs.	Energy saving initiatives details submitted.
8	The industry shall submit the complete proposal for the disposal of storm water in consultation with PSIEC.	PSIEC letter submitted.
9	The industry shall submit the proposal for management of domestic solid waste being generated from the industry.	Domestic solid waste management plan submitted.
10	The industry shall submit the revised EMP after taking into consideration the cost proposed in the issues raised during public hearing and also propose activities under the head of Additional Environmental Activities.	Revised EMP budget submitted.
11	The industry shall submit NOCs from the Gram Panchayat of the Village wherein community sewage treatment plant has been proposed to be installed.	Letter from gram panchayat submitted.
12	The industry shall submit the undertaking in the prescribed format with regard to non-involvement of land area of the project under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972.	Undertaking letter submitted.
13	The industry shall provide the details of roof top rainwater harvesting proposal with a potential of 32000 m <sup>3</sup> /annum.	RWH proposal submitted.

The Committee perused the reply of the observations raised during last meeting and observed as under:

- (i) Regarding reply to observation at Point no.1 in the above table, the Committee perused the KML file. The Project Proponent has shown the distance of the industry from the MC, limits of the Ludhiana as 5.19 Km. The Committee asked the Project Proponent to submit the revised KML file showing the coordinates of the nearest point of industrial unit and MC limits of Ludhiana. The Project Proponent submitted the same.
- (ii) Regarding reply to observation at Point No. 3 for development of green area, the Project Proponent was asked to plant 24000 native tree species having broad leaves and canopies with plant size not less than 6 ft. The balance 12000 plants may be planted undershade. The Project Proponent was further asked to include species like Tun, Amaltas, Mulberry, Arjun, Jamun, Uttranjeeva, Kachnar etc in the scheme of plantation. The industry should revise the cost by including capital cost @ Rs 600 per plant and maintenance cost of Rs. 300/Plant for first year, @ Rs 200/Plant for second year and @ Rs 100/Plant for third year.

- (iii) Regarding reply to observation at Point No. 4, the Committee asked the Project Proponent to revise the same by considering the capital cost @ Rs. 1000/Plant and recurring cost @ Rs. 300/Plant for first year, @ Rs 200/Plant for second year and @ Rs 100/Plant for third year. The Project Proponent submitted the revised proposal and also revised the EMP with details as under:

Sr.No	Area	Capital cost (Rs. in Lakhs)	Recurring cost (Rs. in Lakhs)
<b>I. Environmental Protection Measures</b>			
<b>A</b>	<b>Air Pollution</b>		
1	Air Pollution Control devices such as bag filters/ ESP	12000.00	300.00
2	Wind shield at the boundary	150.00	3.75
3	Monitoring equipment	100.00	2.50
4	Dust suppression through tankers, rain guns and fog cannon	75.00	2.00
5	Storage Sheds	5.00	0.12
6	Road sweeping machine	100.00	2.50
<b>B</b>	<b>Water Pollution</b>		
1	Storm water management and rainwater harvesting	100.00	2.50
2	ETP/STP	600.00	8.50
<b>C</b>	<b>Noise Pollution</b>		
1	Acoustic enclosures	125.00	3.20
<b>D</b>	<b>Greenbelt development</b>		
<b>E</b>	<b>Occupational health</b>		
	Total	13,521.00	539.82
<b>II. Additional Environmental Activities</b>			
1	Solution for Community sewage treatment and waste management developed by TSF and managed by the Gram Panchayat	150.00	-
2	Creating/Upgrading Community Park or Space	60.00	-
3	Installation of Solar Street lights at common places to ensure visibility at night and promote green energy	110.00	-
4	Avenue Plantation: A total 1500 no's of plant species will be planted on either side of the approach road for length of 2 km	15.00	9.00
	<b>Total</b>	<b>335.00</b>	<b>9.00</b>
	<b>Grand Total</b>	<b>13,856.00</b>	<b>548.82</b>
i.e., Rs. 14404.82 Lakhs or Rs. 144.4 Cr			

- (iv) The Committee observed that the Energy conservation measures proposed by the Project Proponent. After detailed discussions, the Committee asked the Project Proponent to revise the same. The Project Proponent submitted the same.
- (v) The Committee deliberated upon the proposal regarding storm water management and disposal and observed that the Project Proponent is required to estimate the generation of storm water from roof top and surface run off and submit the scheme for its treatment & disposal. The Project Proponent submitted the revised proposal, wherein, the total storm water generation during monsoon period has been estimated as 3569 cubic meters which shall be stored in the pond of capacity 6000 cubic meter. The maximum quantity of the storm water shall be utilized for plant watering, tyre washing, dust suppression, slag cooling and firefighting and the surplus water shall be disposed of to the storm water drain. The Committee noted the same.

The Committee was satisfied with the proposal and after detailed deliberations, the Committee decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance under EIA notification dated 14.09.2006 for proposed 0.75 Million Tonnes Per Annum (MTPA) Crude Steel Production at Industrial Plot A-1, Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana: -

#### **I. Statutory compliance**

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area).
- iv. The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned Punjab Pollution Control Board.
- v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/competent authority concerned, in case of withdrawal of groundwater and also in case of use of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from the competent authority.
- vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
- vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.
- viii. The project proponent shall comply with the CLU conditions imposed by the competent authority, if any.

#### **II. Air quality monitoring and preservation**

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

G.S.R 277 (E) dated 31<sup>st</sup> March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7<sup>th</sup> December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- iii. The project proponent shall install a system to carry out Manual Ambient Air Quality monitoring for parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub> in reference to PM emission, and SO<sub>2</sub> and NO<sub>x</sub> in reference to SO<sub>2</sub> and NO<sub>x</sub> emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.
- iv. The project proponent shall submit monthly summery report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality/ fugitive emissions to the Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.
- v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust-generating points including fugitive dust from all vulnerable sources.
- vi. The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.
- vii. Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, etc. regularly.
- viii. Recycle and reuse of iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration should be ensured.
- ix. The project proponent shall use leak-proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.
- x. The project proponent shall provide covered sheds for raw materials like scrap and sponge iron, lump ore, coke, coal, etc.
- xi. The project proponent shall provide primary and secondary fume extraction system at all melting furnaces.
- xii. Design and implementation of the ventilation system for adequate air changes as per the ACGIH document for all tunnels, motor houses, Oil Cellars should be ensured.

### **III. Water quality monitoring and preservation**

- i. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post-monsoon) at sufficient numbers of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.
- ii. Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.
- iii. The project proponent shall practice rainwater harvesting to the maximum possible extent. As an additional safety measure, the stream carrying waste water of the village shall be diverted in one corner of Phytoid plants trench (designed based on the technology developed by CSIR-NEERI's) divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.
- iv. The project proponent shall make efforts to minimize water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

### **IV. Noise monitoring and prevention**

- i. Noise level survey shall be carried as per the prescribed guidelines and the report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.
- ii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

### **V. Energy Conservation measures**

- i. The project proponent shall practice hot charging of slabs and billets/blooms as far as possible.
- ii. The project proponent shall provide solar power generation on rooftops of buildings, solar light system for all common areas, street lights, parking around project area and maintain the same regularly.
- iii. The project proponent shall provide the for LED lights in their offices and residential areas.
- iv. The Project Proponent shall practice hot charging of slabs and billets/blooms as far as possible.

### **VI. Waste management**

- i. Used refractories shall be recycled as far as possible.
- ii. 100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.
- iii. The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.
- iv. Kitchen waste shall be composted or converted to biogas for further use.

**VII. Green Belt**

- i. Green belt shall be developed in an area of 15.36 ha (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. Total 36000 tall saplings (minimum 6 feet height) of indigenous species such as Tun, Amaltas, Mulberry, Arjun, Jamun, Uttranjeeva, Kachnar etc will be planted.

**VIII. Public hearing and Human health issues**

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iii. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
- v. The project proponent shall carry out the activities and spent an amount as commuted during the public hearing as per the public hearing action plan.

**IX. Environment Management Plan**

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

- ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.
- iii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. The project proponent shall spend a minimum amount of Rs 138.56 Crore towards the capital cost and Rs 5.48 Crore/annum towards recurring cost including the environmental monitoring cost for the implementation of EMP and Additional Environmental Activities as proposed in application proposal.
- iv. Year-wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report along with the Six-Monthly Compliance Report.
- v. Self-environmental audit shall be conducted annually. Every three years third-party environmental audit shall be carried out.
- vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the plants shall be implemented.

#### **X. Validity**

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

#### **XI. Miscellaneous**

- i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition, this shall also be displayed in the project proponent's website permanently.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall monitor the criteria pollutants level namely; PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters,

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

- v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall inform the Regional Office of the Ministry and PPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the SEAC and SEIAA.
- x. No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xi. The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.

## **XII. Additional Conditions:**

- i. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- ii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of each APCD for monitoring SPM.
- iii. The Project Proponent shall submit compliance of the action plan proposed to address the public hearing issues along with the six-monthly compliance report of EC condition on Parivesh portal.



## **1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Saroj Kumar, Chief Ludhiana projects, M/s Tata Steel Ltd.
- (ii) Mr. Ravi Kumar, Environmental consultant, M/s Tata Steel Ltd.
- (iii) Mr. Sachinder Kumar, CRE, M/s Tata Steel Ltd.
- (iv) Mr. Mirnal Kumar, Environmental Consultant M/s Vimta Labs.

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

The EIA report of the Project was deliberated upon in detail. SEIAA observed that the objective of the Project as stated in the introductory para of the report is the “production of good quality steel with minimum energy consumption and minimum cost of production” for domestic and export markets. To a suggestion by SEIAA that environment friendly production may also be added as a principal objective of the Project, representatives of the Project Proponent wholeheartedly agreed and submitted that environmentally sustainable production and growth has always been a hallmark of the Tata Group. They added that the production of crude steel in this plant will be through Electric Arc Furnace technology using scrap as raw material which is far more energy efficient and environment friendly than traditional production through iron ore smelting in Blast Furnace. They assured that the Project management would strive to attain further excellence in respect of its environmental footprint.

SEIAA noted that out of the total project area of 46.5 hectares, 14.93 hectares are proposed to be presently utilised for plant and ancillaries and 15.5 ha for green belt development leaving a sizeable balance area of 16.07 ha for future expansion. SEIAA suggested that in case there was no immediate requirement for part or whole of the balance area of 16.07 ha in the next few years, the Project Proponent may consider putting such additional area also under green cover instead of leaving it barren and unutilized. Representatives of Project Proponent agreed to consider this suggestion at Management level of the project.

The following other observations of SEIAA in respect of the EIA report were conveyed to the EIA consultant and representatives of the Project Proponent:

- Progress of Green Belt Development should be included in the Project Implementation Schedule (Chapter 2).

- Green belt development must be completed by end of monsoon 2025 season (Chapter 4).
- Responsibilities of the EMC should include preparation and submission of the 6 monthly EC compliance reports (Chapter 6).
- Budgetary outlay for Green belt development is inadequate (Chapter 6). The same needs to be increased to a minimum of Rs 1000 per sapling during 1<sup>st</sup> year and additional Rs 1000 per sapling for maintenance during following years. Saplings to be planted must be of indigenous tree species of minimum 8 ft height and 2 inches girth at collar. This will result in almost fully developed mini-forest areas by the time the plant is to be commissioned thus providing not only optimum environment amelioration within the project premises but also pleasing aesthetics.
- “Floods” should be added to the list of potential hazards identified (chapter 7) and disaster management plan prepared for the same since the project area is lower than that of the adjoining Hi-Tch Valley project of the PSIEC.
- The TOR Compliance at Annexure -I (C) of the EIA needs to be revised as it is based on the erroneous assumption that the project proponent is expected to comply with all the items included in the list. In fact, Project Proponent is expected to choose the items they wish to take up as part of the Additional Environmental Activities and provide specific details in respect of these selected items including budgeted provisions and timelines for implementation of the selected items.
- Continuous page numbering is required to be provided in the EIA report to facilitate referencing.

SEIAA also observed that the proposed Additional Environmental Activities (AEAs) in lieu of CER activities were inadequate. Project Proponent was therefore asked to prepare and submit the revised list of Additional Environmental Activities to be undertaken (with total budgetary provision of Rs 25.90 crores and maximum 5-year timeline for implementation) from out of the following activities as part of the EMP:

- (i) Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and

other institutions either by the Project Proponent itself or through the State Forest Department.

(ii) Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (<https://ppcb.punjab.gov.in/sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf>) (ii) Guidelines for restoration of Water Bodies (<https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20Water%20Bodies%20by%20CPCB.pdf>), and (iii) Technical Committee Report on wastewater treatment (<https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20wastewater%20of%20Village%20Pond.pdf>)

(iii) Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.

(iv) Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.

(v) Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.

(vi) Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.

(vii) Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.

(viii) Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) <https://decc.punjab.gov.in/> where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.

(ix) Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.

- (x) Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.
- (xi) Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.
- (xii) Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.
- (xiii) Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.
- (xiv) Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.
- (xv) Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.
- (xvi) Any other locally required activity directly beneficial to the air, water or soil amelioration.

The revised EMP plan of the Project (including AEA activities) will be as under:

Sr.No	Area	Capital cost (Rs. in Lakhs)	Recurring cost (Rs. in Lakhs)
<b>I. Environmental Protection Measures</b>			
<b>A</b>	<b>Air Pollution</b>		
1	Air Pollution Control devices such as bag filters/ ESP	12000.00	300.00
2	Wind shield at the boundary	150.00	3.75
3	Monitoring equipment	100.00	2.50
4	Dust suppression through tankers, rain guns and fog cannon	75.00	2.00
5	Storage Sheds	5.00	0.12
6	Road sweeping machine	100.00	2.50
<b>B</b>	<b>Water Pollution</b>		
1	Storm water management and rainwater harvesting	100.00	2.50
2	ETP/STP	600.00	8.50
<b>C</b>	<b>Noise Pollution</b>		
1	Acoustic enclosures	125.00	3.20
<b>D</b>	<b>Greenbelt development</b>		
		260.00	260.00
<b>E</b>	<b>Occupational health</b>		
		50.00	1.25
	Total	13,565.00	583.82
<b>II. Additional Environmental Activities</b>			
1	Revised plan to be submitted within 60 days of grant of EC	2590.00	-
	<b>Total</b>	<b>2590.00</b>	
	<b>Grand Total</b>	<b>16155.00</b>	<b>583.82</b>
i.e., Rs. 16738.82 Lakhs or Rs. 167.39 Cr			

After detailed deliberations and examination of the EIA report and other relevant documents and perusal of the amended EMP, SEIAA decided that instead of raising ADS in respect of its above observations and decisions (which would considerably delay the grant of the EC) to accept the recommendations of SEAC and grant Environmental Clearance **for proposed 0.75 Millon Tonnes Per Annum (MTPA) Crude Steel Production at Industrial Plot A-1, Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana, Punjab** as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and additional conditions and amended conditions as under:

**Additional / Amended Conditions:**

1. The project proponent will submit the revised EIA report incorporating the aforementioned observations of SEIAA within 60 days of grant of EC.
2. The project proponent will plant 24000 tall plants of indigenous tree species with minimum 8 feet height and at least 2 inches girth at collar height in 15.36 ha area (33% of total project area). Plantation should be completed by September, 2025.
3. The project proponent will submit the detailed plan for implementing AEA activities at a cost of Rs 25.9 crores within 60 days of grant of EC. The details of the activities selected, expenditure to be incurred thereon and timelines of implementation (maximum 5 years) should be clearly specified in the plan.
4. The EC granted is liable to be suspended in case of failure to comply with decisions at S. No.'s 1 and 3 above.

**Item No. 255.09: Application for Environmental Clearance for Expansion of Group Housing Project namely “Acme Shivalik Heights” at Sector-127, Kharar- Landran Road, Distt. S.A.S Nagar, Punjab by M/s Acme Heights Infrastructure Pvt. Ltd. (SIA/PB/MIS/273736/2022)**

The Project Proponent was granted Environmental Clearance vide letter No. SEIAA/2014/6105 dated 24.01.2014 for development of a group housing project namely “Shivalik Height” at Sector 127, Landran-Kharar Road, District SAS Nagar. The total land area of the project is 33,993.624 sq.m having built up area of 33915.47 sqm.

The project proponent has applied for obtaining of Environmental Clearance for Expansion of Group Housing Project namely “Acme Shivalik Heights” at Sector-127, Kharar- Landran Road, Distt. S.A.S Nagar, Punjab. The total land area of the project is 17,069.64 sq.m having built-up area of 44,826.75 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification, 2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form-I/IA and other additional documents on online portal. He has deposited Fees of Rs. 21,830/- vide NEFT – 000106518334 dated 16.07.2021. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA. The chronology related to the submission of the case is as under:

<b>Sr. No.</b>	<b>Description</b>	<b>Date</b>
1.	Submission of the application through Parivesh Portal	19.05.2022
2.	Forwarded by SEIAA to SEAC	28.06.2022
3.	EDS raised	07.07.2022
4.	Re-submission of the application along with reply of the EDS	17.06.2023

The Project Proponent has submitted a copy Joint Development Agreement executed between M/s Shivalik Properties & Developers and M/s Acme Height Infrastructure Pvt Ltd. on 31.03.2017. Accordingly, the name of the project has been changed to “Acme Shivalik Heights”. The layout of the project has been approved by MC, Kharar in the name of Acme Shivalik Heights.

The Project Proponent has submitted a copy of the certified compliance report of the conditions of the earlier Environmental Clearance granted to it. The said copy of the certified compliance report was issued by the Regional Office of MoEF&CC and is submitted.

The construction status report submitted by Punjab Pollution Control Board vide letter No.

4770 dated 03.08.2022 is as under:

*“The proposed site of the subject cited project was visited by officer of the Board on 15/7/2022 and it was observed that:*

1. *The proposed site is located on Sector-127 on Kharar- Road Tehsil Kharar, District SAS Nagar.*
2. *The GPS coordinates of the site are 30°43'41.49"N, 76°39'48.28"E.*
3. *The project proponent has completed construction work of entire boundary wall of the project with bricks.*
4. *The project proponent has completed structure and finishing work of 96 flats of 5 + 6 storied building consisting of 3 BHK + Servant room. Presently, 50 families are residing in it. The project proponent has installed adequate treatment facility for the treatment of domestic effluent and same was in operation at the time of visit. The project proponent has not started construction work above the 5 + 6 storied building yet.*
5. *The proposed site is conforming to the sitting guidelines laid down by the Government of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.*

*It is further intimated that the capacity of the existing terminal STP of Kharar is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.”*

#### **Deliberations during 251<sup>st</sup> meeting of SEAC held on 10.07.2023.**

The meeting was attended by the following:

- (i) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (ii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories

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

<b>Sr. No</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Expansion of Group Housing Project “Acme Shivalik Heights” by M/s Acme Heights Infrastructure (P) Ltd.
1.2	Proposal:	SIA/PB/MIS/273736/2022
1.3	Location of Project:	Sector-127, Kharar- Landran Road, Distt. S.A.S Nagar, Punjab.
1.4	Details of Land area & Built up area:	Site area: 17,069.64 sq.m. Built up area after expansion: 44,826.75 sq.m.

		<b><u>Table: Comparison of Area Statement w.r.t Earlier EC &amp; as per revised approved layout</u></b>				
		<b>SI. No.</b>	<b>Description</b>	<b>Area as per Earlier EC</b>	<b>Proposed</b>	<b>Area as per revised approved Layout</b>
		1.	Plot Area	33,993.624 sqm (8.4 acres*)	-	4.218 acres
		2.	Built-up area	33,915.47 sq.m.	10,911.28 sq.m.	44,826.75 sq.m.
		* Plot area was inadvertently mentioned as 33,993.624 sq.m. in place of 17,069.64 sq.m.				
1.5	Category under EIA notification dated 14.09.2006	8(a)				
1.6	Cost of the project	Rs. 64.83 Crores				
<b>2.</b>	<b>Site Suitability Characteristics</b>					
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Kharar, project site falls within the residential zone. Copy of Master plan of Kharar showing the project site is enclosed with the application.				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Environmental Clearance already granted and the project is under expansion without increase in the land area.				
<b>3</b>	<b>Forest, Wildlife and Green Area</b>					
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Undertaking to the effect that project does not involve any forest land not submitted.				
3.2	Whether the project required clearance under the provisions of Punjab Land	Undertaking stating the same not submitted.				



	Preservation Act (PLPA), 1900.																												
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Yes. City Bird Sanctuary is located at approx. 11.2 km & Sukhna Wildlife Sanctuary at approx. 16 km from the project location. Thus, NBWL clearance is not required.																											
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes. Project falls outside eco-sensitive zone. Thus, NBWL Clearance is not required.																											
3.5	Green area requirement and proposed No. of trees:	Area under green: 2606.48 sq.m. Proposed trees to be planted: 220 nos.																											
<b>4.</b>	<b>Configuration &amp; Population</b>																												
4.1	Proposal & Configuration	264 flats  <b><u>Table: Area Statement as per revised approved layout plan</u></b>																											
		<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq.m.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Site area</td> <td>17,069.64 sq.m. (or 4.218 acres)</td> </tr> <tr> <td>2.</td> <td>Permissible Ground coverage (@ 30%)</td> <td>5,120.89</td> </tr> <tr> <td>3.</td> <td>Proposed Ground coverage (@ 28.01%)</td> <td>4,780.92</td> </tr> <tr> <td>4.</td> <td>Permissible FAR (@ 200%)</td> <td>34,139.28</td> </tr> <tr> <td>5.</td> <td>Achieved FAR (@ 198.32%)</td> <td>33,852.82</td> </tr> <tr> <td>6.</td> <td>Non-FAR</td> <td>10,973.93</td> </tr> <tr> <td>7.</td> <td><b>Built-up area</b></td> <td><b>44,826.75</b></td> </tr> <tr> <td>8.</td> <td>Proposed Green area</td> <td>2,606.48</td> </tr> </tbody> </table>	S. No.	Description	Area (in sq.m.)	1.	Total Site area	17,069.64 sq.m. (or 4.218 acres)	2.	Permissible Ground coverage (@ 30%)	5,120.89	3.	Proposed Ground coverage (@ 28.01%)	4,780.92	4.	Permissible FAR (@ 200%)	34,139.28	5.	Achieved FAR (@ 198.32%)	33,852.82	6.	Non-FAR	10,973.93	7.	<b>Built-up area</b>	<b>44,826.75</b>	8.	Proposed Green area	2,606.48
S. No.	Description	Area (in sq.m.)																											
1.	Total Site area	17,069.64 sq.m. (or 4.218 acres)																											
2.	Permissible Ground coverage (@ 30%)	5,120.89																											
3.	Proposed Ground coverage (@ 28.01%)	4,780.92																											
4.	Permissible FAR (@ 200%)	34,139.28																											
5.	Achieved FAR (@ 198.32%)	33,852.82																											
6.	Non-FAR	10,973.93																											
7.	<b>Built-up area</b>	<b>44,826.75</b>																											
8.	Proposed Green area	2,606.48																											
		<b><u>Table-5: Block wise details as per revised layout plan</u></b>																											

Sr. No.	Item	No. of Floors	Total no. of Flats	Total FAR including Stilt Floor (in sq.m.)	Non FAR (in sq.m.)	Total Built up Area (in sq.m.)
1.	Block-01 (3 BHK) (3 nos Tower)	S+10 Floors	120	13,365.82	4,637.98	18,003.8
2.	Block-02 (3 BHK)(6 nos Tower)	S+6 Floor	144	20,487.00	6335.95	26,822.95
	<b>Total</b>		<b>264</b>	<b>33,852.82 sq.m.</b>	<b>10,973.93 sq.m.</b>	<b>44,826.75 sq.m.</b>

4.2 Population details 1452 persons

**Table: Comparison of Population w.r.t EC accorded and as per revised approved layout**

SI. No.	Description	EC accorded	Proposed	As per Revised Approved Layout
1.	Population	1,180 Persons	272 Persons	1,452 Persons

**Table: Population w.r.t Revised Approved Layout**

S.No.	Description	Criteria	Dwelling Units	No. of Persons
1.	Residential Population	5 persons per D.U.	264 D.U.	1,320
2.	Floating Population	10% of residential	-	132
	<b>Total Estimated Population</b>			<b>1,452 Persons</b>

<b>5</b>	<b>Water</b>																										
5.1	Total fresh water requirement:	139 KLD																									
<p><b><u>Table: Comparison of Water Demand &amp; Wastewater Generation Details w.r.t. EC Accorded and as per Revised Approved Layout</u></b></p>																											
<table border="1"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>EC Accorded</th> <th>Proposed</th> <th>Total (After expansion)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td><b>Domestic Water Demand</b></td> <td>160 KLD</td> <td>24 KLD</td> <td>184 KLD</td> </tr> <tr> <td>2.</td> <td><b>Fresh Water Demand</b></td> <td>118 KLD</td> <td>21 KLD</td> <td>139 KLD</td> </tr> <tr> <td>3.</td> <td><b>Wastewater generated</b></td> <td>128 KLD</td> <td>27 KLD</td> <td>155 KLD</td> </tr> <tr> <td>4.</td> <td><b>Proposed STP capacity</b></td> <td>Proposed STP of 150 KLD capacity</td> <td style="text-align: center;">-</td> <td>Proposed STP of 200 KLD capacity; out of which STP of 150 KLD is already installed</td> </tr> </tbody> </table>			S.No.	Description	EC Accorded	Proposed	Total (After expansion)	1.	<b>Domestic Water Demand</b>	160 KLD	24 KLD	184 KLD	2.	<b>Fresh Water Demand</b>	118 KLD	21 KLD	139 KLD	3.	<b>Wastewater generated</b>	128 KLD	27 KLD	155 KLD	4.	<b>Proposed STP capacity</b>	Proposed STP of 150 KLD capacity	-	Proposed STP of 200 KLD capacity; out of which STP of 150 KLD is already installed
S.No.	Description	EC Accorded	Proposed	Total (After expansion)																							
1.	<b>Domestic Water Demand</b>	160 KLD	24 KLD	184 KLD																							
2.	<b>Fresh Water Demand</b>	118 KLD	21 KLD	139 KLD																							
3.	<b>Wastewater generated</b>	128 KLD	27 KLD	155 KLD																							
4.	<b>Proposed STP capacity</b>	Proposed STP of 150 KLD capacity	-	Proposed STP of 200 KLD capacity; out of which STP of 150 KLD is already installed																							
<p><b><u>Table: Overall Water Demand &amp; Wastewater Generation Details as per Approved Layout</u></b></p>																											
<table border="1"> <thead> <tr> <th>S. No</th> <th>Description</th> <th>Population</th> <th>Criteria for water demand (in lpcd)</th> <th>Water Demand</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential Population</td> <td>1,320</td> <td>135</td> <td>178 KLD</td> </tr> <tr> <td>2.</td> <td>Floating Population</td> <td>132</td> <td>45</td> <td>6 KLD</td> </tr> <tr> <td colspan="4"><b>Total Domestic Water req.</b></td> <td><b>184 KLD</b></td> </tr> </tbody> </table>			S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand	1.	Residential Population	1,320	135	178 KLD	2.	Floating Population	132	45	6 KLD	<b>Total Domestic Water req.</b>				<b>184 KLD</b>					
S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand																							
1.	Residential Population	1,320	135	178 KLD																							
2.	Floating Population	132	45	6 KLD																							
<b>Total Domestic Water req.</b>				<b>184 KLD</b>																							



	objection if M/s Shivalik Infrastructure & Developers Pvt Ltd of namely Shivalik Heights discharge its treated water as per norms made by Punjab Pollution Control Board at their own cost into the sewer system of Municipal Council Kharar after depositing charges framed by Govt. and as per Govt. instructions and rules of the Department of Local Govt.	
5.5	Rain water harvesting proposal:	4 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises. Services layout showing 4 rain water recharging pits is enclosed along with application.
6	<b>Air</b>	
6.1	Details of Air Polluting machinery:	5 DG Sets (4 No. of capacity 250 KVA each and 1 No. of capacity 200 KVA each). 1 DG set of 125 KVA capacity has already been installed.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	<b>Waste Management</b>	
7.1	Total quantity of solid waste generation	554 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 shown in layout plan. 1 Mechanical Composter of 250 kg will be installed within the project premises.

7.3	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																												
8	<b>Energy Saving &amp; EMP</b>																													
8.1	Power Consumption:	<p>Total power demand for the project will be 1582.22 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).</p> <p style="text-align: center;"><b><u>Table: Details of Power Load and DG set details as per revised approved layout</u></b></p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>EC Accorded</th> <th>As per revised Approved Layout</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td><b>Power Load</b></td> <td colspan="2">1,582.22 KW</td> </tr> <tr> <td>2.</td> <td><b>DG sets</b></td> <td colspan="2">5 DG Sets (4 No. of capacity 250 KVA each and 1 No. of capacity 200 KVA each)<sup>#</sup></td> </tr> </tbody> </table>	Sl. No.	Description	EC Accorded	As per revised Approved Layout	1.	<b>Power Load</b>	1,582.22 KW		2.	<b>DG sets</b>	5 DG Sets (4 No. of capacity 250 KVA each and 1 No. of capacity 200 KVA each) <sup>#</sup>																	
Sl. No.	Description	EC Accorded	As per revised Approved Layout																											
1.	<b>Power Load</b>	1,582.22 KW																												
2.	<b>DG sets</b>	5 DG Sets (4 No. of capacity 250 KVA each and 1 No. of capacity 200 KVA each) <sup>#</sup>																												
8.2	Energy saving measures:	Net energy saved will be 16.9 say 17 KW. Details of energy savings is attached along with the application																												
8.3	Details of activities under Environment Management Plan.	<p>Details of activities under Environment Management Plan is given below:</p> <p>Table: Expenditure on typical Environmental Measures (During Construction Phase)</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Title</th> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost (in Lakhs per Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control</td> <td>10</td> <td>1</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control/ STP</td> <td>30</td> <td>1.5</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control</td> <td>2</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Landscaping</td> <td>5</td> <td>2.5</td> </tr> <tr> <td>5.</td> <td>Solid Waste Management</td> <td>10</td> <td>1.5</td> </tr> <tr> <td>6.</td> <td>Rain water Recharging</td> <td>7</td> <td>0.5</td> </tr> </tbody> </table>	S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	1.	Air Pollution Control	10	1	2.	Water Pollution Control/ STP	30	1.5	3.	Noise Pollution Control	2	0.5	4.	Landscaping	5	2.5	5.	Solid Waste Management	10	1.5	6.	Rain water Recharging	7	0.5
S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)																											
1.	Air Pollution Control	10	1																											
2.	Water Pollution Control/ STP	30	1.5																											
3.	Noise Pollution Control	2	0.5																											
4.	Landscaping	5	2.5																											
5.	Solid Waste Management	10	1.5																											
6.	Rain water Recharging	7	0.5																											

7.	Energy Conservation	25	1
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2
<b>Total</b>		<b>98</b>	<b>10.5</b>

**Table: Expenditure on typical Environmental Measures  
(During Operation Phase)**

S.No.	Title	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control	0.5
2.	Water Pollution Control/ STP	3
3.	Noise Pollution Control	0.5
4.	Landscaping	2.5
5.	Solid Waste Management	2
6.	Rain water Recharging	0.5
7.	Energy Conservation	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2
<b>Total</b>		<b>13</b>

During meeting, the Committee perused the certified compliance report dated 12.04.2023 furnished by Regional Office of MoEF&CC and reply of the observations dated 16.06.2023 furnished by the Project Proponent and observed as under:

1. As per earlier Environmental Clearance granted vide SEIAA letter dated 24.01.2014, the Project Proponent proposed to spend Rs. 56 lacs towards Corporate Social Responsibility. The Project Proponent informed that it has incurred an expenditure of Rs. 1.36 Lacs against Rs. 56 lacs. The Committee observed that the Project Proponent has only spent around 3 % even after the lapse of 9 years.
2. The Project Proponent has mentioned that 244 trees comprising of Khajoor Palm, Chandani, Ficus, Bottle Palm, Madagascar Periwinkle, Champa, Ficus Benjamine shall be planted with in the project. In this regard, the Committee observed that the

Project Proponent has not proposed any native/local species of tree to be planted within the project. The Committee asked the Project Proponent to revise the proposal for planting only native species like Arjun, Neem, Pipal, Jamun etc. The Project Proponent agreed to the same.

In view of above, the Committee asked the Project Proponent to submit the timelines for complying with the observations raised by the Regional Office, MoEF&CC by way of affidavit. The Project Proponent submitted the affidavit in this regard.

Thereafter, the Project Proponent apprised the Committee that the excess treated wastewater generated from the project shall be discharged into sewer line of Shivalik City, which is further connected with the main sewer line of MC Kharar. In this regard, the Project Proponent submitted permission from the Shivalik City for allowing the discharge of the project namely "Acme Shivalik Heights" into Shivalik City. The Committee took a copy of the said permission on record.

The Committee perused the letter issued by MC Kharar on dated 25.01.2013 in view of the comments made by PPCB vide letter dated 3.08.2022 regarding disposal of treated waste water. The Committee asked the Project Proponent to submit an affidavit stating that no possession shall be given to the flat owners falling in the expansion proposal till the connection of project sewer with MC Sewer/STP of adequate capacity. The Project Proponent submitted the same.

The Committee further observed that the flushing water requirement for the 264 No. of flats having population 1320 persons and 132 floating persons comes out as 61.6 KLD. However, the Project Proponent has taken flushing water requirement of 45 KLD. In this regard, the Project Proponent submitted the revised water balance. The Committee took a copy of the same on record.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award '**Silver Grading**' to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for Expansion of Group Housing Project namely "Acme Shivalik Heights" at Sector-127, Kharar- Landran Road, Distt. S.A.S Nagar, Punjab subject to the following standard conditions:

**XXVII. Statutory compliances:**

- xxvii) 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.
- xxviii) 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.



- xxix) 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.
- xxx) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- xxxi) 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.
- xxxii) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- xxxiii) 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.
- xxxiv) 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.
- xxxv) 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.
- xxxvi) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xxxvii) 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.
- xxxviii) 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.
- xxxix) 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.

#### **XXVIII. Air quality monitoring and preservation**

- xxxvii) 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.

- xxxviii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- xxxix) 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.
  - xl) 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.
  - xli) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
  - xliv) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
  - xlvi) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
  - xlviii) No uncovered vehicles carrying construction material and waste shall be permitted.
  - xlvi) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
  - xlvi) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
  - xlvi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  - xlvi) 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.
  - xlvi) 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.

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

**XXIX. Water quality monitoring and preservation**

- xlx) The natural drainage system should be maintained for ensuring unrestricted flow of water.
  - l) 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.
  - li) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
  - lii) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
  - liii) 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.
  - liv) 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.
  - lv) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
  - lvi) 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.

- lvii) 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.
- lviii) 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.
- lix) 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.
- lx) 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.
- lxi) 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.
- lxii) 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

- lxiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- lxiv) 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.
- lxv) All recharge should be limited to shallow aquifers.
- lxvi) 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.
- lxvii) 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.
- lxviii) 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.
- lxix) 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.
- lxx) 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.

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

**XXX. Noise monitoring and prevention**

- vii) 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.
- viii) 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.
- ix) 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.

**XXXI. Energy Conservation measures**

- xiii) 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.
- xiv) Outdoor and common area lighting shall be LED.
- xv) 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.
- xvi) 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.
- xvii) 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.
- xviii) 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.

### **XXXII. Waste Management**

- xxiii) 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.
- xxiv) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- xxv) 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.
- xxvi) 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.
- xxvii) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- xxviii) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- xxix) 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.
- xxx) 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.
- xxxi) 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.
- xxxii) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xxxiii) 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.

### **XXXIII. Green Cover**

- xvii) 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.
- xviii) 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.
- xix) 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.
- xx) 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.
- xxi) 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.
- xxii) 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.
- xxiii) 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.
- xxiv) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

#### **XXXIV. Transport**



- ix) 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.
  - m) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - n) Traffic calming measures.
  - o) Proper design of entry and exit points.
  - p) Parking norms as per local regulations.
- x) 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.
- xi) 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.
- xii) 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.

#### **XXXV. Human health issues**

- xi) 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.
- xii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- xiii) 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.
- xiv) Occupational health surveillance of the workers shall be done regularly.

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

#### **XXXVI. Environment Management Plan**

- vii) 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.
- viii) 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.
- ix) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

#### **XXXVII. Validity**

- iii) 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.

#### **XXXVIII. Miscellaneous**

- xxvii) 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.
- xxviii) The project proponent shall comply with the conditions of CLU, if obtained.
- xxix) 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.
- xxx) 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.
- xxxi) 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.

- xxxii) 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.
- xxxiii) 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.
- xxxiv) 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.
- xxxv) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xxxvi) 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.
- xxxvii) 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.
- xxxviii) 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.
- xxxix) 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.

#### **XXXIX. Additional Conditions**

- xxiii) 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.

- xxiv) 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.
- xxv) 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.
- xxvi) 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.
- xxvii) 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.
- xxviii) 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.
- xxix) 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.
- xxx) 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.
- xxxi) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- xxxii) 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.
- xxxiii) 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.

## 1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Sh. Jatinder Singh, Authorized Signatory, M/s Acme Heights Infrastructure Pvt. Ltd.
- (ii) Dr. Sandeep Garg, Environmental Consultant, M/s Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

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

While considering the salient features of the project, SEIAA observed that the activities and expenditure proposed under “additional environmental activities” are required to be revised. To this observation, the project proponent submitted that as per earlier granted Environmental Clearance, Rs. 56 Lakhs were to be spend for activities under Corporate Social Responsibility (CSR). Out of which, an amount of Rs. 1.36 lakhs has already been spent till date. Therefore, remaining amount of Rs. 54.64 Lakhs will be spent on revised proposed activities under Additional Environmental Activities. In addition, @ 1% of additional project cost (Rs. 9.36 Crores) i.e. Rs. 9.36 lakhs will also be spent under Additional Environmental Activities. Thus, total amount of Rs. 64 Lakhs (Rs. 54.64 Lakhs + Rs. 9.36 Lakhs) will be spent for undertaking the following Additional Environmental Activities for ameliorating environment in the vicinity of the project area:

Sr. No.	Activities to be undertaken	Total Expenditure (in Lakhs)	Timeline
1.	Provision of Rain Water Harvesting Pits, Solar Panel systems (10 KW each) at Government Elementary Smart School, Chhaju Majra, Mohali and Govt. Primary School, Chhaju Majra, Mohali.	34 Lakhs	2 years from grant of EC
2.	Greening Punjab Fund	30 Lakhs	Within 3 months from grant of EC
	<b>Total</b>	<b>Rs. 64 Lakhs</b>	

SEIAA decided to accept the above revised additional environmental activities plan submitted by the project proponent.

After detailed deliberations and examination of relevant documents along with the perusal of the amended additional environmental activities, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for Expansion of Group Housing Project namely “Acme Shivalik Heights” at Sector-127, Kharar- Landran Road, Distt. S.A.S Nagar, Punjab, as per the details mentioned in the application and subsequent presentation/ clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and subject to the following amended conditions:

**Amended Condition no. iii) of X. Environment Management Plan**

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

**EMP Budget**

Description	During Remaining Construction Phase		During Operational Phase
	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs)	Recurring Cost (in Lakhs/ Annum)
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets including anti smog guns)	12	1.5	1
Waste Water Management (Additional STP of 50 KLD capacity, MBBR-UF)	30	1.5	3
Landscaping	5	2.5	2.5
Rainwater Recharging	7	0.5	0.5

Environmental Monitoring	9	2	2
Solid Waste Management (including composter of size 250 kg)	10	1.5	2
Energy Conservation Measures (Solar lighting, CFL & solar panel system)	25	1	2
<b>TOTAL</b>	<b>Rs. 98 Lakhs</b>	<b>Rs.10.5 Lakhs</b>	<b>Rs. 13 Lakhs</b>

#### **Details of Additional Environment Activities**

Sr. No.	Activities to be undertaken	Total Expenditure (in Lakhs)
1.	Provision of Rain Water Harvesting Pits, Solar Panel systems (10 KW each) at Government Elementary Smart School, Chhaju Majra, Mohali and Govt. Primary School, Chhaju Majra, Mohali.	34 Lakhs (within 2 years of grant of EC)
2.	Greening Punjab Fund	30 Lakhs (within 3 months of grant of EC)
	<b>Total</b>	<b>Rs. 64 Lakhs</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

#### **Additional special conditions:**

- i) Balance plantation activity will be completed within one year by planting 8 ft height tall plants of indigenous species.
- ii) No Possession of flats etc will be given in the expansion component of the Project till the sewer connections from the Project to M/s Shiwalik City sewer line and thereafter from M/s Shiwalik City to MC Kharar sewer / STP as per already provided Affidavit by the PP.

**Item no.255.10: Regarding Transfer of Environmental Clearance (EC) for Hotel project namely “Medallion Edge” located at Sector-67, Mohali, Distt. SAS Nagar, Punjab from M/s Turnstone Hotels Pvt. Ltd.**

A request has been received through email from M/s Turnstone Hotels Pvt. Ltd Regarding transfer of Environmental Clearance (EC) for Hotel project namely “Medallion Edge” located at Sector-67, Mohali, Distt. SAS Nagar, to M/s Turnstone Hotels Pvt. Ltd).

**1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

Environmental Consultant submitted that the Environmental Clearance has already been granted by SEIAA, Punjab to the Project namely "Medallion Edge" at Sector-67, Mohali, Distt. SAS Nagar, Punjab through M/s Turnstone Realty LLP vide Letter No. SEIAA/MS/2021/4789 dated 01.10.2021. The earlier Partners in “Turnstone Realty LLP” i.e., Mr. Gulzarinder Singh Chahal and Mr. Amar Prabhu Goyal have mutually decided to form a Private Limited company in the name of Ms Turnstone Hotels Pvt. Ltd. Moreover, re-allotment letter for the erstwhile Medallion Edge project has been obtained from GMADA in the name of M/s Turnstone Hotels Pvt. Ltd. No objection certificate for the proposed change in name has also been obtained from M/s Turnstone Realty LLP.

PP has requested that above mentioned EC issued vide letter no. SEIAA/MS/2021/4789 dated 01.10.2021 may please be transferred and issued in the name of M/s Turnstone Hotels Private limited. Further all the conditions mentioned in the EC will be complied by M/s Turnstone Hotels Private limited. Requisite affidavit has also been submitted in this regard.

After deliberations and examination of relevant documents, SEIAA decided to transfer the EC issued vide letter no. SEIAA/MS/2021/4789 dated 01.10.2021 for the Project “Medallion Edge” through M/s Turnstone Realty LLP in the name of M/s Turnstone Hotels Private limited along with special condition that M/s Turnstone Hotels Private limited shall be responsible for compliance of conditions of previous environmental clearance issued to M/s Turnstone Realty LLP for the “Medallion Edge” Project.



**Item no.255.11: Regarding change in name of the project from 'Mohali Citi Centre' to "Mohali Citi Centre 3" in Environmental Clearance Letter of Commercial project (9.78 acres) proposed at Block F, Aerocity, Distt. SAS Nagar Mohali, (Punjab) by M/s KLG Infra.**

A request dated 03.05.2023 has been received through email from M/s KLG INFRA requesting permission for change in name of their project from 'Mohali Citi Centre' to "Mohali Citi Centre 3" in Environmental Clearance Letter of Commercial project (9.78 acres) proposed at Block F, Aerocity, Distt. SAS Nagar Mohali, (Punjab). The request letter is attached as **Annexure-4**.

**1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

Environmental Consultant submitted that the project was earlier granted Environmental Clearance (EC) in the name of "Mohali Citi Centre" (9.780 acres) vide letter no. SEIAA/PB/MIS/2022/EC/03 and EC identification no. EC22B038PB121227 dated 02.03.2022. The PP has now informed that there are three projects which are running in the same name of "Mohali Citi Centre" but with different business entities at different locations in Mohali. Therefore, it was decided to change the name of the said project (9.78 acres) from "Mohali Citi Centre" to "Mohali Citi Centre 3". Accordingly, resolution was passed among the partners on 31.10.2022 for changing the name of the said project (copy of the resolution has been attached with the representation dated 03.05.2023).

The PP has undertaken that all the conditions mentioned in EC letter will be complied with and has requested to permit change in the name of the project from "Mohali Citi Centre" to "Mohali Citi Centre 3" and issue corrigendum in Environmental Clearance letter.

After detailed deliberations and examination of relevant documents, SEIAA decided to issue corrigendum in earlier issued EC and permit change in name of the project from "Mohali Citi Centre" to "Mohali Citi Centre 3" along with special condition that **M/s KLG Infra** shall be responsible for meticulous compliance of all the conditions of the environmental clearance.

**Item No. 255.12: Application for transfer of Environment Clearance for riverbed mining project at village Arzi Derya Bramd Rail, District SBS Nagar measuring 4.90 Ha.**

M/s Mahadev Enclave Pvt. Ltd. was granted Environmental Clearance(EC) under EIA notification dated 14.09.2006 by SEIAA, Punjab, vide no. DECC/SEIAA/2020/3445 dated 05.11.2020 for carrying out mining of minor minerals (sand) @ 1,27,422 TPA in an area of 4.90 hectares in the revenue estate of Village Arzi Derya Bramd Rail, District SBS Nagar, subject to certain conditions.

Later on, M/s Mahadev Enclave Pvt. Ltd was granted amendment for change in mining method from manual to semi mechanized for mining of minor minerals (sand) by SEIAA vide letter no. SEIAA/MS/2023/367 dated 10.03.2023.

Now, XEN-cum DMO, S.B.S Nagar vide letter no. 2575-78/Cluster XIII dated 09.06.2023 has requested to transfer the EC in the name of M/s Baba Technoplast, Bagbania, Nalagarh Road, Solan, Himachal Pradesh.

**1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist, Govt of Punjab.

The Project Proponent has requested to transfer the EC issued in the name of XEN-cum DMO, S.B.S Nagar to M/s Baba Technoplast, Bagbania, Nalagarh Road, Solan, Himachal Pradesh.

In response to query by SEIAA, the Project Proponent informed vide letter no. 34 dated 20.07.2023 that 72,041 Tons of material had been extracted from the mine Arzi Derya Bramd Rail, District SBS Nagar till date.

After detailed deliberations and examination of relevant documents, SEIAA decided to transfer the EC issued vide no. SEIAA/MS/2023/367 dated 10.03.2023 for carrying out mining of minor minerals (sand) @ 1,27,422 TPA in an area of 4.90 hectares in the revenue estate of Village Arzi Derya Bramd Rail, District SBS Nagar to M/s Baba Technoplast, Bagbania, Nalagarh Road, Solan, Himachal Pradesh along with special conditions as under:

1. M/s Baba Technoplast, Bagbania, Nalagarh Road, Solan, Himachal Pradesh shall be responsible for compliance of all conditions of previous environmental clearance issued.
2. The extraction of minor minerals shall be restricted to 55,381 Tons (1,27,422 Tons minus already extracted quantity of 72,041 Tons).

**Item No. 255.13: Application for transfer of Environment Clearance for riverbed mining project at village Kutbewal Arian, District Ludhiana measuring 10.12 Ha.**

Earlier, General Manager-cum-Mining Officer was granted Environmental Clearance (EC) under EIA notification dated 14.09.2006 by SEIAA, Punjab, vide no. SEIAA/M.S/2017/530 dated 03.05.2017 for carrying out mining of minor minerals (sand) @ 4,42,649 TPA in an area of 10.12 hectares in the revenue estate of Village Kutbewal Arian, District Ludhiana, subject to certain conditions.

Now, XEN-cum DMO, Ludhiana vide letter no. 3854-57/1-2 dated 14.06.2023. has requested to transfer the EC in the name of M/s Kuldeep Singh & Bros, Mubarakpur, Dera Bassi, SAS Nagar.

**1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

(ii) Mr. Paras Mahajan, Asst. Geologist.

The Project Proponent has requested to transfer the EC in the name of M/s Kuldeep Singh & Bros, Mubarakpur, Dera Bassi, SAS Nagar.

In response to query by SEIAA, the Project Proponent informed vide letter no. 4620 dated 20.07.2023 that no extraction of minor minerals has been done from this site till date as the site was not operationalized.

After detailed deliberations and examination of relevant documents, SEIAA decided to transfer the EC issued vide no. SEIAA/M.S/2017/530 dated 03.05.2017 for carrying out mining of minor minerals (sand) @ 4,42,649 TPA in an area of 10.12 hectares in the revenue estate of Village Kutbewal Arian, District Ludhiana to M/s Kuldeep Singh & Bros. along with special condition that M/s Kuldeep Singh & Bros. shall be responsible for compliance of conditions of previous environmental clearance issued.

**Item No. 255.14: Application for transfer of Environment Clearance for riverbed mining project Boont-1 at village Boont, District Ludhiana measuring 24.28 Ha.**

General Manager-cum-Mining Officer was granted Environmental Clearance (EC) under EIA notification dated 14.09.2006 by SEIAA, Punjab, vide no. SEIAA/2017/619 dated 04.05.2017 for carrying out mining of minor minerals (sand) @ 10,62,007 TPA in an area of 24.28 hectares in the revenue estate of Village Boont, District Ludhiana, subject to certain conditions.

The EC was later transferred in the name of M/s Mahadev Enclave Pvt. Ltd. vide letter no. SEIAA/M.S/2020/1219 dated 16.01.2020 and amendment for change in mining method from manual to semi mechanized for mining of minor minerals (sand) was also granted by SEIAA vide letter no. SEIAA/MS/2023/358 dated 10.02.2023.

Now, XEN-cum DMO, Ludhiana vide letter no. 3858-61/1-2 dated 14.06.2023. has requested to transfer the EC in the name of M/s Navyug Company, Basant Vihar, H.No. 84, Dugri Road, Ludhiana.

**1.0 Deliberations during 255<sup>th</sup> meeting of SEIAA held on 20.07.2023**

The case was considered by SEIAA in its 255<sup>th</sup> meeting held on 20.07.2023 which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.

The Project Proponent has requested to transfer the EC in the name of M/s Navyug Company, Basant Vihar, H.No. 84, Dugri Road, Ludhiana.

On a query by SEIAA, the Project Proponent informed vide letter no. 4620 dated 20.07.2023 that the permissible quantities for extraction and quantities already extracted from this mining site are as under:has Boont-1, district Ludhiana is allotted to Navyug Company. The annual extractable quantity of mine is 1062007 MT and the quantity extracted from this mine by the previous contractor in allotted 3 year's contract tenure ended on 01.03.2023, is as below:

Sr. no.	Contract year	Permissible quantity as per EC (MT)	Quantity extracted per annum (MT)	Balance quantity per annum (MT)
1.	1 <sup>st</sup> year	10,62,007	10,06,237	55,770
2.	2 <sup>nd</sup> year	10,62,007	4,31,212	6,30,795

3.	3 <sup>rd</sup> year	10,62,007	2,54,328	8,07,679
Total		31,86,021	16,91,777	14,94,244

After detailed deliberations and examination of relevant documents, SEIAA decided to transfer the EC issued vide letter no. SEIAA/M.S/2020/1219 dated 16.01.2020 with amendment for change in mining method from manual to semi mechanized method granted vide SEIAA letter no. SEIAA/MS/2023/358 dated 10.02.2023 for carrying out mining of minor minerals (sand) @ 10,62,007 TPA in an area of 24.28 hectares in the revenue estate of Village Kutbewal Arian, District Ludhiana to M/s Navyug Company, Basant Vihar, H.No. 84, Dugri Road, Ludhiana along with special condition.

- 1) M/s Navyug Company, Basant Vihar, H.No. 84, Dugri Road, Ludhiana shall be responsible for compliance of terms and conditions of original environmental clearance issued and its amendments issued from time to time.
- 2) M/s Navyug Company, Basant Vihar, H.No. 84, Dugri Road, Ludhiana shall comply with the Enforcement and Monitoring Guidelines for Sand Mining (EMGSM),2020 and Sustainable Sand Mining Management Guidelines (SSMG), 2016.
- 3) M/s Navyug Company, Basant Vihar, H.No. 84, Dugri Road, Ludhiana shall take into account the already extracted material and in no case shall exceed the mining quantity for which original Environmental Clearance has been granted by SEIAA vide letter number SEIAA/2017/619 Dated 04.05.2017.

**Specific conditions:**

- (i) The project proponent shall demarcate the mining lease area in the presence of Lambardar of the village, project proponent/ contractor, owner of the land and owner of the adjoining land, Revenue officer & Mining officer, etc. Mining lease area will be demarcated on the ground with pucca pillars with reference to some permanent benchmark before starting any mining activity at site.
- (ii) Mining should begin only after pucca pillar marking the boundary of lease area is erected at the cost of the lease holder after certification by the Mining official and its geo-coordinates are made available to the District Level Committee.
- (iii) Mining shall be carried out through semi- mechanized method as proposed in the mining plan.
- (iv) Mining shall be as per the approved Development/Mining Plan prepared for this project and as per the Mines & Mineral (Development & Regulation) Act, 1957 and rules framed there under as amended from time to time, other Acts/rules related with mining of minor minerals.
- (v) The mining activity shall be carried out strictly as per the Sustainable Sand Mining Management Guidelines 2016, the provisions made in Enforcement & Monitoring Guidelines for Sand Mining, 2020 issued by MoEF&CC, New Delhi as amended from time to time and the guidelines issued by the Geological Survey of India.
- (vi) The mining operation will be carried out only from sun-rise to sunset.
- (vii) The project proponent shall earmark at least two tubewells/ borewells/ wells as observation wells in the adjoining area within a radius of 500m of the project site and monthly monitoring of the depth is to be carried out. District Mining Officer is to monitor the same.
- (viii) The project proponent shall obtain Consent to Establish and Consent to Operate from the Punjab Pollution Control Board (PPCB) and effectively implement all the conditions stipulated therein.
- (ix) The project proponent shall observe the mining site after every 15 days and in case, a Schedule-I or Schedule-II species as per Wildlife Act or any rare or endangered species are reported, the Mining Officer will get a conservation plan prepared in consultation with the Department of Wildlife and ensure its implementation.
- (x) The mining of minor mineral (sand) shall be carried out only up to a depth of 3m as proposed in the approved Mining plan or above the groundwater level, whichever is less.
- (xi) The mining shall be carried out by the contractor/lessor as per the Environment Management Plan prepared and development / mining plan prepared as per the Mines & Mineral (Development & Regulation) Act, 1957 / other Acts/Rules related with mining of minor minerals. It shall be ensured that no mining shall be carried out during the monsoon season as defined by the Meteorological department.
- (xii) The project proponent and Mining officer shall ensure that wherever deployment of labour attracts the Mines Act, the provisions thereof shall be strictly followed.

- (xiii) The project proponent shall undertake plantation/afforestation work by planting native species in the nearby area/ adjacent to the mine lease.
- (xiv) The project proponent shall ensure that effective safeguard measures, such as regular water sprinkling shall be carried out in critical areas prone to air pollution and having high levels of particulate matter such as loading and unloading point and all transfer points. Extensive water sprinkling shall be carried out on haul roads. It should be ensured that the ambient air quality parameters conform to the norms prescribed by the Ministry of Environment, Forests & Climate Change (MoEF&CC) /PPCB in this regard.
- (xv) The project proponent shall undertake adequate safeguard measures during extraction of sand and ensure that due to this activity, the hydro-geological and ecological regime of the surrounding area shall not be affected. Regular monitoring of ground water level and quality shall be carried out around the mine lease area by establishing a network of existing wells, if any, and installing new piezometers during the mining operation.
- (xvi) The periodic monitoring of groundwater[(at least four times in a year- pre-monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January); once in each season)] shall be carried out in consultation with the State Ground Water Board/Central Ground Water Authority (CGWA) and the data thus collected may be sent regularly to the MoEF&CC and its Regional office at Chandigarh, CGWA, the Regional Director, Central Ground Water Board; SEIAA, Punjab and PPCB. If at any stage, it is observed that the groundwater table is getting depleted or rising due to the mining activity, necessary corrective measures shall be carried out.
- (xvii) The project proponent shall obtain necessary prior permission of the competent authorities/CGWA for drawl of requisite quantity of water (surface water and groundwater), if any, required for the project.
- (xviii) In case, mining site falls in the notified block declared by the CGWA, the project proponent shall obtain necessary prior permission for drawl of requisite quantity of water for domestic purposes from District Advisory Committee (DAC) and only use treated waste water for dust suppression activities.
- (xix) Adequate numbers (as proposed) of trees shall be planted, protected, maintained and established in vacant area in the village near the mining site.
- (xx) Appropriate mitigation measures shall be taken by the project proponent to prevent pollution at the mining site in consultation with the PPCB. It shall be ensured that there is no leakage of oil and grease at the mining site from the vehicles/mining equipment used for transportation.
- (xxi) Vehicular emissions shall be kept under control and regularly monitored. The project proponent shall ensure that, as far as possible, the transportation route will be away from the habitation area and will not pass through any village. The transportation hours of mined material shall be restricted to non-peak hours only.
- (xxii) The mineral transportation shall be carried out through the covered trucks only and the vehicles carrying the mineral shall not be overloaded. All the public roads as well as approach roads shall be maintained and it shall be ensured that the tippers carrying mined material are not loaded beyond the permissible load as per the



- designed load bearing capacity of the road. Moreover, provision of sufficient funds shall be made in the budget for the proper maintenance of the roads.
- (xxiii) A first aid room shall be provided in the project both during construction and operations of the project.
  - (xxiv) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly.
  - (xxv) Provision shall be made for the housing of workers, if residing at site, within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. In case of non-residential/daily workers, provision of adequate bath rooms, mobile toilets, and mobile STP shall be made to avoid open defecation and treated domestic effluent shall be discharged onto the land for plantation.
  - (xxvi) The municipal solid waste generated shall be disposed of as per Solid Waste Management (SWM) Rules 2016. Segregation of bio-degradable and non-biodegradable wastes shall be done at site and disposed of as per provisions of SWM Rules. Dustbins will be provided at site and the workers will be guided to put all the waste in these dustbins. if any, in the dustbin. No littering will be permitted at the site as well as in the vicinity.
  - (xxvii) The critical parameters such as Respirable Suspended Particulate Matter(RSPM) (Particulate matter with size less than 10 microns i.e., PM10) and Nitrogen oxides (NOx) in the ambient air within the impact zone shall be monitored periodically. Further, quality of discharged water shall also be monitored [(Total Dissolved Solids(TDS), Dissolved Oxygen(DO), pH, Faecal Coliform and Total Suspended Solids (TSS)]. The monitored data shall be uploaded on the website of the company as well as displayed on a display board at the project site at a suitable location near the main gate of the Company in public domain. The Circular No. J-20012/1/2006-IA. II(M) dated 27.05.2009 issued by MoEF&CC, which is available at [www.envfor.nic.in](http://www.envfor.nic.in) shall also be referred in this regard for its compliance.
  - (xxviii) The project proponent shall take all precautionary measures during mining operation for conservation and protection of rare and endangered flora & fauna found in the study area. Action plan for conservation of flora and fauna shall be prepared in consultation with the State Forest and Wildlife Department. All the safeguard measures brought out in the Wildlife Conservation Plan so prepared specific to this project site shall be effectively implemented. Necessary allocation of funds for implementation of the conservation plan shall be made and the funds so allocated shall be included in the project cost. A copy of action plan shall be submitted to the Regional office of the MoEF&CC, Chandigarh and SEIAA, Punjab.
  - (xxix) Vehicles hired to be used for transportation of mined material should be in good condition and should conform to the applicable air and noise emission standards as provided in the Motor Vehicles Act,1988.
  - (xxx) Ambient noise levels should conform to the prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored.

- (xxxi) The risk assessment and disaster management plan should be prepared.
- (xxxii) The project proponent shall submit the site plan showing the earmarked area for storage of mined material.
- (xxxiii) No mining operation shall be carried out at any point within 75 m of railway line, 60 m from national highway, 50 m from HT line/any public works/reservoirs, tanks/canal/public roads and buildings or inhabitations or 10 m of outer edge of any village road. A safety barrier of 7.5m width shall be left intact around the mine lease boundary.
- (xxxiv) The project proponent shall ensure the implementation of the post-closure mining plan as proposed by the project proponent in the Mining plan.
- (xxxv) The project proponent shall comply with the condition imposed by District Forest Officer (DFO) while granting NOC.

**General Conditions:**

- (i) No change in mining technology and scope of working should be made without prior approval of the MoEF&CC.
- (ii) No change in the calendar plan including excavation, quantum of mineral sand/gravel (minor mineral) and waste should be made.
- (iii) Four ambient air quality-monitoring stations should be established in the core zone as well as in the buffer zone for RSPM (Particulate matter with size less than 10micron i.e., PM) and NO<sub>x</sub> monitoring. Location of the stations should be decided based on the meteorological data, topographical features and environmentally and ecologically sensitive targets and frequency of monitoring should be undertaken in consultation with the PPCB.
- (iv) Data on ambient air quality RSPM (Particulate matter with size less than 10micron i.e., PM) & NO<sub>x</sub> should be regularly submitted to the MoEF&CC including its Regional office located at Chandigarh and the PPCB / Central Pollution Control Board (CPCB) once in six months and SEIAA, Punjab.
- (v) Personnel working in dusty areas should wear protective respiratory devices and should be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contractions due to exposure to dust and take corrective measures, if needed.
- (vi) A separate environmental management cell with suitable qualified personnel should be set-up under the control of a senior executive, who will report directly to the head of the organization.
- (vii) The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the MoEF&CC and its Regional office located at Chandigarh and SEIAA, Punjab.
- (viii) The project proponent should inform to the Regional Office of MoEF&CC located at Chandigarh and SEIAA, Punjab regarding the date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.

- (ix) The Regional office of MoEF&CC located at Chandigarh and PPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional office by furnishing the requisite data / information / monitoring reports.
- (x) The project proponent shall submit six-monthly reports on the status of compliance of the stipulated environmental clearance conditions including the results of monitored data (both in hard copies as well as by e-mail) to the MoEF&CC, its Regional office Chandigarh, the respective Zonal Office of CPCB , PPCB, and SEIAA, Punjab. The proponent shall upload the status of compliance of the environmental clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional office MoEF&CC, Chandigarh, the respective Zonal Office of CPCB and PPCB, and SEIAA, Punjab.
- (xi) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zila Parisad/ Municipal Corporation, Urban Local Body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xii) The project proponent should display a copy of the clearance letter at the Regional office, District Industries Centre and the Collector's office/ Tehsildar's office.
- (xiii) The environmental statement for each financial year ending 31 March in Form-V as is mandated to be submitted by the project proponent to the PPCB (as prescribed under the Environment (Protection) Rules, 1986 amended from time to time), shall also be put on the website of the company along with the status of compliance of environmental clearance conditions. In addition, it shall also be sent to the Regional office of the MoEF&CC, Chandigarh and SEIAA, Punjab by e-mail.
- (xiv) The project proponent shall adhere to the commitments made in the Environment Management Plan.
- (xv) The project proponent should advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the environmental clearance letter informing that the project has been accorded Environmental Clearance (EC) and a copy of the clearance letter is available with the PPCB and also at web site of MoEF&CC at <http://envfor.nic.in> and a copy of the same should be forwarded to the Regional office of MoEF&CC at Chandigarh and SEIAA, Punjab.
- (xvi) The MoEF&CC and SEIAA, Punjab or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
- (xvii) The SEIAA may cancel the EC granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this EC, it is found/ come to the knowledge of the SEIAA that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the EC.

- (xviii) The project proponent shall get the micro chemical analysis of the mined material done from an approved laboratory once in a year and shall submit the analysis results to the MoEF&CC/PPCB and SEIAA, Punjab.
- (xix) The project proponent shall ensure that the contractor shall engage people of local area for mining purpose as far as possible, so as to have opportunities of employment for them.
- (xx) The project proponent may apply for transfer of EC under EIA notification dated 14.09.2006 to the other contractor finalized by the Department of Industries & Commerce to SEIAA, Punjab. However, no activity shall be undertaken by the contractor till the EC is transferred in his name and he is lawfully bound to comply with the conditions of the EC.
- (xxi) The monitoring of the mining project in respect of environment management shall be carried out by the State/District Level Environment Management Cells constituted by the Govt. of Punjab vide notifications dated 03.12.2012.
- (xxii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days.