Proceedings of 267th meeting of State Expert Appraisal Committee (SEAC) held on 21.11.2023 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 267.01: Application for Environmental Clearance for establishment of Commercial Project namely "GOD GIFT COLONY" at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab by M/s VRC Thakur Infrastructure (Proposal no. SIA/PB/INFRA2/435266/2023).

The project proponent has submitted application for obtaining Environmental Clearance for Commercial Project namely "GOD GIFT COLONY" at Village bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab. The total land area of the project is 57427 sqm having built-up area of 29399 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, approved plan, EMP, application form and other additional documents through Parivesh Portal. The Project Proponent has also deposited fee of Rs. 58798/- vide UTR No. N182232525870087 dated 01.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 2513 dated 10.08.2023 furnished construction status report as under:
"In reference to the subject cited above, the site of the project was visited by the officer of the Board on 29.07.2023 and it was observed that:

1. *The project proponent has almost completed basic civil structure work for shop No. 1 to 128 of the project. No construction has yet begun for development of shop no. 129.*

2. *The Shop No. 130 to 142, 142A, 143 to 149, 77-Restaurant, 129-Drive Thru-2 have been partly constructed as the work regarding foundation has been complete and pillars were half done in this section. In the Ample store section, the foundation work has been completed.*

3. *There is no industry, drain, river and eco-sensitive structures within 500m of the site. There is no MAH unit within 500m of the site. There is an educational institute, Medical Institute-cum-hospital, hospital, commercial & residential projects etc and a canal water irrigation channel within 500m radius of the site.*

4. *The project proponent has obtained CLU (from agricultural to commercial) from MC, Bathinda vide No. 527/MTP dated 22.12.2021 and has also obtained license to develop the project from MC, Bathinda vide No. 01/2022 dated 16.05.2022, as such the site is suitable for its establishment."*

Deliberations during 259th meeting of SEAC held on 14.09.2023.

The meeting was attended by the following:

(i) Sh. Rajesh Mishra, GM M/s VRC Thakur Infrastructure.
(ii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	"GOD GIFT COLONY"
1.2	Proposal:	SIA/PB/INFRA2/435266/2023).
1.3	Location of Project:	Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab
1.4	Details of Land area & Built up area:	57427 sqm having built-up area of 29399 sqm.
1.5	Category under EIA notification dated 14.09.2006	8 (a)
1.6	Cost of the project	40 Crore
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Not submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission for change of land use vide letter No. 527/MTP dated 22.12.2021 issued by Municipal Council, Bathinda for land measuring 14.240 acre for the commercial purpose in the name of M/s VRC Thakur Infrastructure's submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. An undertaking has been submitted in the prescribed format.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. An undertaking has been submitted in the prescribed format.
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. An undertaking has been submitted in the prescribed format.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall in eco-sensitive zone.

<table>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Proposed Trees to be planted = 750
Green area=1897 sq.m</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration:
<table>
<tr><th>Description</th><th>Area in acres</th></tr>
<tr><td>Total area of plot</td><td>14.240</td></tr>
<tr><td>Area under Road Widening</td><td>0.05</td></tr>
<tr><td>Area reserved for miniplex</td><td>1</td></tr>
<tr><td>Net site area (Planning Area)</td><td>13.19</td></tr>
<tr><td colspan="2">Total saleable area</td></tr>
<tr><td>Shops/commercial area</td><td>25689.52 sqyards</td></tr>
<tr><td>Total non-saleable area</td><td>38142.81 sqyards</td></tr>
</table>
The aforementioned details are as per layout plan approved from Senior Town Planner, Department of Town & Country Planning, Punjab.</td></tr>
<tr><td>4.2</td><td colspan="2">Population & Water details:
<table>
<tr><td>Total built up area of ground in shops 21487 sqm and in multiplex area 2262 sqm, Total= 23749 sqm</td><td>Population on the floors @ 1 persons/3sqm= 23749/3</td><td>7916 persons</td></tr>
<tr><td>Mini plex seats 999</td><td>Population</td><td>1319 Persons</td></tr>
<tr><td>Total Population</td><td></td><td>9235 Persons</td></tr>
<tr><td colspan="2">Floating population @ 90% of the total population (7916) and 1319 persons Multiplex= 7124+1319</td><td>8443 Persons</td></tr>
<tr><td>No. of permanent Population</td><td>822 persons @ 45 lpcd</td><td>37 KLD</td></tr>
<tr><td>Floating population</td><td>8443 persons @ 15 lpcd</td><td>127 KLD</td></tr>
<tr><td>Total consumption of water</td><td></td><td>164 KLD</td></tr>
<tr><td>Total discharge @ 80% to STP</td><td></td><td>131 KLD</td></tr>
<tr><td>Flushing

Green area</td><td>822 persons @ 20 lpcd
8443 Persons @ 10 lpcd

1897 sqm @ 5.5 ltr/sqm</td><td>16 KLD
84 KLD
10 KLD</td></tr>
</table></td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td>64 KLD</td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)</td><td>Not submitted.</td></tr>
</table>

	Details thereof	
5.4	Total wastewater generation:	131 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	STP capacity of 175 KLD
5.6	Treated wastewater for flushing purpose:	100 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 10 KLD Winter: 03 KLD Monsoon: 01KLD
5.8	Utilization/Disposal of excess treated wastewater.	A copy of permission of excess treated wastewater discharged into sewer submitted.
5.09	Rain water harvesting proposal:	10 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	2x240 KVA & 125 KVA
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	1843 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 as Garbage Collection area has been provided and earmarked in approved layout plan. Biodegradable waste will be composted by use of 1 Composter of 60 kg/hr. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 2900 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Solar Light 30 No. = 45 KWHD Common area (700) lights replaced with LED=378 KWHD Total Energy saved/day= 423 KWHD

8.3 Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	
2.	Toilets for sanitation system	2.0	1.0	
3.	Wind breaking curtains	8.0	2.0	
4.	Sprinklers for suppression of dust	4.0	3.0	
5.	Sewage Treatment Plant	60.0		4.5
6.	Solid Waste segregation & disposal	15.0		6.0
7.	RWHP	8.0		1.50
8.	Green area development	8.0		6.00
9.	Smog gun 2 no.	3.0	0.50	
Total		**108.50**	**7.50**	**18.00**
Monitoring Plan			**5.90**	**6.90**
Additional Environmental Activities				
Tree plantation on dabwali road 3000 trees				30.0
Distribution of alternative/substitutes for single use plastic (Through PPCB and NGO and office staff)				30.0

During meeting, the Committee perused the construction status report of the project submitted by Punjab Pollution Control Board vide letter no. 2513 dated 10.08.2023, wherein it has been mentioned as under:

(i) *The project proponent has almost completed basic civil structure work for shop No. 1 to 128 of the project. No construction has yet begun for development of shop no. 129.*

(ii) *The Shop No. 130 to 142, 142A, 143 to 149, 77-Restaurant, 129-Drive Thru-2 have been partly constructed as the work regarding foundation has been complete and pillars were half done in this section. In the Ample store section, the foundation work has been completed.*

The Committee on perusal of approved layout plan by Senior Town Planner, Bathinda vide letter No. CTP(LG)2022/38 dated 06.01.2022 viz a viz construction status report of PPCB observed that

substantial construction activity had already been completed on site. Further, the Project Proponent apprised the Committee as under:

(i) Permission for Change of Land Use for land measuring 14.240 acre for the commercial purpose was obtained from Municipal Council, Bathinda. vide letter No. 527/MTP dated 22.12.2021

(ii) Layout plan was got approved for the total built up area of 22,337 sqm by the Senior Town Planner, Department of Town & Country Planning, Punjab.

(iii) Licence to develop colony was issued by Municipal Corporation, Bathinda vide letter dated 16.05.2022.

(iv) Agreement dated 30.08.2022 executed between M/s Pee Jay Infra & M/s VRC Thakur Infrastructure submitted, wherein it has been agreed to exchange the land area having Block-F – Shop/Plot No. 144 to 149, Block-G-Shop/Plot No. 77, Block-H, Shop/Plot No. 103 & also the Miniplex.

(v) Cancellation of agreement dated 27.06.2023 executed between M/s Pee Jay Infra & M/s VRC Thakur Infrastructure submitted, wherein it has been mentioned that both parties agree that the agreement dated 30.08.2022 is being terminated as per their mutual consent.

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

(i) The Project Proponent shall submit the conveyance deed along with the details of approval of drawing of individual commercial plots.

(ii) The Project Proponent shall submit the details of construction of shops, restaurants & kiosk already completed or partially completed along with their timelines.

(iii) The Project Proponent shall submit the Consent to Establish obtained from Punjab Pollution Control Board under Water Act 1974 & Air Act, 1981.

(iv) The Project Proponent shall submit the layout plan approved by Chief Town Planner; Punjab vide drawing No. Revised 01 dated 22.12.2021.

(v) The Project Proponent shall submit the revise details of the activities to be carried out under the Additional Environmental Activities.

(vi) The Project Proponent shall submit the clarification w.r.t 22337 sqm built up area as per approved layout plan and 29399 sqm built-up area as per application proposal.

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Sh. Rajesh Mishra, GM M/s VRC Thakur Infrastructure.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit the conveyance deed along with the details of approval of drawing of individual commercial plots.	Copy of the land deed/consent has already been submitted. Copy of report regarding approval of drawing of individual commercial plots submitted.
2	The Project Proponent shall submit the details of construction of shops, restaurants & kiosk already completed or partially completed along with their timelines.	Details of construction submitted.
3	The Project Proponent shall submit the Consent to Establish obtained from Punjab Pollution Control Board under Water Act 1974 & Air Act, 1981.	Copy of CTE submitted.
4	The Project Proponent shall submit the layout plan approved by Chief Town Planner; Punjab vide drawing No. Revised 01 dated 22.12.2021.	Copy of approved plan submitted.
5	The Project Proponent shall submit the revise details of the activities to be carried out under the Additional Environmental Activities.	Revised Additional Environmental Activities submitted.
6	The Project Proponent shall submit the clarification w.r.t 22337 sqm built up area as per approved layout plan and 29399 sqm built-up area as per application proposal.	As per the approved plan it is an area development project (Plotted colony) in which an area of 22337 Sqm can be constructed with full FAR. As we have to construct 16109 Sqm rest to be constructed by other company. Now the company has backed out so we are going to construct whole project and in addition to future expansion (7062 Sqm). The area shown in the approved plan as future expansion is included so the total built-up area comes to 22337 + 7062 = 29399 Sqm

The Committee observed that the Project Proponent has submitted the approval drawing of individual commercial plot along with their construction status for total sanctioned area of 16,109.02 sqm only against approved plan of 22,337 sqm and future expansion of 7062 sqm. Further, the Project Proponent has not submitted the details of approval of drawings of individual commercial plots along with their status of construction w.r.t Plot No. 1, 77, 103-104, 129, 143-149, 77-Restaurant & 129-drive through in their reply. However, the Punjab Pollution Control Board in their report submitted vide letter No. 2513 dated 10.08.2023 reported that the basic civil structure work of Shop No. 1 to 128 has almost completed and Shop No. 130 to 142, 142-A, 143 to 149, 77-Restaurant & 129-drive through have been partly constructed as the work regarding foundation has been complete and pillars were half done in this section. Further, in the ample store section, the foundation work has been completed.

The Project Proponent has requested the Committee to give some time to submit the reply. After detailed deliberations, SEAC decided to defer the case till the receipt of reply of the above said observations.

Item No.267.02: Application for Environmental Clearance under EIA notification dated 14.09.2006 for residential group housing project namely "Alaknanda towers" located at village Singhpura, Zirakpur, District S.A.S. Nagar, Punjab (Proposal No. SIA/PB/INFRA2/446373/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "Alaknanda towers" located at Village Singhpura, Zirakpur, District S.A.S. Nagar, Punjab. The total land area of the project is 15259 sqm having built-up area of 29781.58 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 deposited Rs. 60420/- vide UTR No. N/INDBN28092053168 dated 28.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 8203 dated 06.11.2023 furnished the latest construction status report as under:

"The project site was visited by officer of the Board on 23/10/2023 and it was observed as under:

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

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

3) *There is no drain, river, eco-sensitive structure within 500 m boundary of the project site.*
4) *The site is complying with general siting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE(4) dated 25.07.2023."*

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Sh. Gaurav Gupta, Partner M/s Alaknanda Land and Promoters.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

During meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	"Alaknanda Towers" by M/s Alaknanda Land And Promoters
1.2	Proposal:	**SIA/PB/INFRA2/446373/2023**
1.3	Location of Project:	Village Singhpura, under M.C. Zirakpur, District S.A.S. Nagar, Punjab
1.4	Details of Land area & Built up area:	Total land area of (15259 sqm) and built-up area of 29781.58 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 59 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	The site falls in residential area as per the Master Plan, Zirakpur (mentioned in CLU letter).
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission letter for change of land use in the name of Alaknanda Land & Promoters vide memo No. PB/CLU/SAS/ZIRAK/2744 dated 01.11.2022 for land area measuring 15264.87 sqm issued by Local Government, Punjab for residential housing project submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in prescribed Performa submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in prescribed Performa submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in prescribed Performa submitted.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	As per checklist, the Project Proponent has informed that the project is not located in any notified eco sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 2,173.69 sq.m. Total no. of trees to be planted - 181
4.	**Configuration & Population**	
4.1	Configuration	

Area Detail						
Total land Area = **1,64,250 sqft (15259.1 sqm)**					**18,250.00**	Sqyd.
Area under Road widening = 4280.95 sqft + 4077.06 sqft= 8358.035 sqft					**928.67**	
Net area After Road widening=155892 sqft					**17,321.30**	Sqyd.
Required minimum Green Area 15% **(23,383.8 sqft)**					**2,598.20**	Sqyd.
						Sqyd.
Residential Plots Details						
Plot No.	**Size**	**Nos**	**Area of Plot (sqft)**	**Area of Plot (sqyd)**	**Total area (sqyd)**	
1 to 6	26'0"X 68'-0"	6	1,786.72	198.52	1191.15	
7 to 12	26'4 1/2"X 75'-0"	6	1,978.12	219.79	1318.75	
13 to 30	29'0"X 75'-0"	18	2,196.36	244.04	4392.72	
31 to 40	24'-4"X 82'-0"	10	2,157.04	239.78	2398	
		40			9300.44	**53.69%**
Area Under Non Saleable Area						
Area Under Community Centre=(62'-6"X 75'-0")=**4687.50 sqft**					**520.83**	**3.01%**
Area Under Services						
Description				**Area (sqft)**	**Area (sqyd)**	
Area Under Garbage Disposal Area				904.39	100	
Area Under S.T.P				1418.5	158	
Area Under Water Works				1381.68	153.52	
Area Under Electrical services				904.39	100	
Total Area Under Services				**4609**	**512**	**2.96%**
Area Under Green						
Area Under Green/Park(A)=**23,397.42 sqft**					**2,599.71**	**15.01%**
Area Under Roads						
Total Area- (Area Under Residential+ Area Under Non-Saleable+ Area Under Services+ Area Under green)						
17321.3- (9300.44+520.83+514+2599.71)					**4386.32**	**25.32%**
Total						**100%**

4.2	Population details

- Total Population = 1080 persons

S. No.	Description	Population	Daily Water Req. per person (ltrs)	Total Water Req. KLD
1.	Residential Population (160 X5)	800	135	108.0
2.	Community Centre	200	45	9.0
3.	Floating Population	80	15	1.2
Total		1080		**118.2 KLD=119 KLD**
TOTAL WATER REQUIREMENT				**119 KLD**
TOTAL WASTE WATER GENERATION				**95 KLD**

5	**Water**	
5.1	Source:	Borewell
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Application for extracting ground water from borewell has been filed to Punjab Water Regulation and Development Authority (PWRDA).

5.3 Total water requirement: 119 KLD
Fresh water requirement:- 79 KLD

S. No.	Description	Population	Daily Water Req. per person (ltrs)	Total Water Req. KLD
1.	Residential Population(160 X5)	800	135	108.0
2.	Community Centre	200	45	9.0
3.	Floating Population	80	15	1.2
Total		**1080**		**118.2 KLD≈ 119 KLD**
TOTAL WATER REQUIREMENT				**119 KLD**
TOTAL WASTE WATER GENERATION				**95 KLD**

Water Requirement for Flushing:-

S. No.	Description	Population	Daily Water Req. per unit(ltrs)	Total Water Req. KLD
1.	Residential Population(160 X5)	800	45	36.0

	2.	Community Center	200	15	3.0
	3.	Floating Population	80	10	0.8
	Total		**1080**		**39.8 KLD≈ 40 KLD**

5.4	Utilization/Disposal of excess treated wastewater.	A copy of the permission letter issued vide No. 2107 dated 21.06.2023 issued by Municipal Council, Zirakpur submitted, wherein it has been mentioned that the project sewer may be connected with the main sewer of the MC, Zirakpur after deposition of the requisite charges by the Project Proponent.

5.5 Cumulative Details:

Total water Requirement KLD	**Total wastewater generated KLD**	**Treated wastewater KLD**	**Flushing water requirement KLD**	**Green area requirement KLD**	**Into sewer KLD**
119	95	95	40	Summer-12 KLD Winter-4.0 KLD Monsoon-1.0 KLD	Summer-43 KLD Winter-51 KLD Monsoon -54 KLD

5.6	Rain water harvesting proposal:	3 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	320 KVA X1 and 250 KVA X1
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	462 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be converted into manure using mechanical composter having capacity 162 kg/day. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site. SWM site has been earmarked at the approved layout plan.
7.3	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG sets will be generated which will be managed & disposed of to authorized vendors as per the

<table>
<tr><td></td><td></td><td>Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total Power load =798.9 KW</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>• 16 KW of energy will be saved by using LEDs instead of CFLs within the project.
• 45 KW of energy will be saved by 30 No. of using solar lights.
Total Energy saved/day 45+16 = 61 KWH</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
Construction Phase
<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Approx. Recurring Cost (Rs in Lac)</th><th>Approx. Capital Cost (Rs in Lac))</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>1.0</td><td>0.5</td></tr>
<tr><td>2.</td><td>Toilets for sanitation system</td><td>1.5</td><td>0.5</td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>1.0</td><td>0.5</td></tr>
<tr><td>4.</td><td>Sprinklers for suppression of dust</td><td>1.5</td><td>0.5</td></tr>
<tr><td>5</td><td>Sewage Treatment Plant</td><td>--</td><td>30.0</td></tr>
<tr><td>6</td><td>Solid Waste segregation & disposal</td><td>--</td><td>6.0</td></tr>
<tr><td>7</td><td>Green Belt including grass coverage</td><td>--</td><td>4.5</td></tr>
<tr><td>8</td><td>RWHP</td><td>--</td><td>5.0</td></tr>
<tr><td>9</td><td>Smog Gun</td><td>1.0</td><td>4.0</td></tr>
<tr><td></td><td>Total</td><td>6. 0</td><td>51.5</td></tr>
</table>
Operation Phase:</td></tr>
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Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)
1.	Sewage Treatment Plant	7.0
2.	Solid Waste segregation & disposal	2.0
3.	Green Belt including grass coverage	2.5
4.	RWHP	1.0
TOTAL		**12.5**
ADDITIONAL ENVIRONMENTAL ACTIVITIES		
1.	Providing set of Baler & Racker to small & marginal farmer for management of Paddy straw in District Mohali- 2 Sets @ 25 Lacs/set. Deposit in account of Tree Plantation through Green mission Punjab Campaigning	Rs. 50.00 Rs.10.00

The Committee, on perusal of letter No. 2107 dated 21.06.2023 issued by E.O, Zirakpur regarding disposal of excess treated waste water to MC, Sewer, asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with MC, sewer.

In this regard, the Project Proponent proposed to construct 160 Flats (S+4) in 40 Plots in phased manner i.e., 128 Flats (Plot No. 1-26 & Plot No. 35-40) in Phase-I and 32 Flats (Plot No. 27-34) in Phase-II. The area under Plot No. 27-34 measuring around 2000 sqm is proposed to developed under Karnal Technology for the disposal of excess treated wastewater, till the time the project sewer is connected with the MC, sewer. The Project Proponent assured that he shall not carry out the construction of the Phase-II, proposed to be developed under Karnal Technology, till the time the project sewer is connected with the MC sewer. The Project Proponent submitted the layout plan by earmarking the area to be developed under Karnal Technology. The Project Proponent has also submitted an affidavit in this regard.

The population estimation and water demand has been revised accordingly with details as under:

First Phase

(A) Estimation of Population & Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for water demand	Water demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1	Residential Flats – 128 @ 5 Persons/Flat (Plot No. 1-26 & Plot No. 35-40)	640	135 LPCD	86.4	45 LPCD	28.8
	Total	**640**		**86.4 ≈86**		**28.8 ≈ 29**

(B) Cumulative details:

S. No.	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD
1.	86 KLD	69 KLD	69 KLD	29 KLD	Summer-12 KLD Winter-4 KLD Monsoon-1 KLD	Summer-28 KLD Winter-36 KLD Monsoon-39 KLD

During meeting, the Committee asked the Project Proponent to submit the detailed layout plan for planting 198 trees by mentioning the distance between the plants, height of plant etc. The Project Proponent submitted the layout plan in this regard. The Committee noted and took a copy of the said layout plan on record.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for residential group housing project namely "Alaknanda towers" located at village Singhpura, Zirakpur, District S.A.S. Nagar, subject to the following standard & special conditions:

Special Condition:

(i) The Project Proponent shall not carryout the construction of the Phase-II i.e Plot No. 27-34 measuring land area around 2000 sqm and shall develop & maintain the same under

Karnal Technology, till the final outlet of the project carrying excess treated wastewater is connected with the MC 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for

landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the

concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

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

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

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

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

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

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

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

VIII. Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

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

Construction Phase

Sr. No.	**Particulars**	**Approx. Recurring Cost (Rs in Lac)**	**Approx. Capital Cost (Rs in Lac))**
1.	Medical Cum First Aid	1.0	0.5
2.	Toilets for sanitation system	1.5	0.5
3.	Wind breaking curtains	1.0	0.5
4.	Sprinklers for suppression of dust	1.5	0.5
5	Sewage Treatment Plant	--	30.0
6	Solid Waste segregation & disposal	--	6.0
7	Green Belt including grass coverage	--	4.5
8	RWHP	--	5.0
9	Smog Gun	1.0	4.0
	Total	**6. 0**	**51.5**

Operation Phase:

Sr. No.	**Particulars**	**Approx. Recurring Cost Operational Phase (Rs in Lac)**

1.	Sewage Treatment Plant	7.0
2.	Solid Waste segregation & disposal	2.0
3.	Green Belt including grass coverage	2.5
4.	RWHP	1.0
TOTAL		**12.5**
ADDITIONAL ENVIRONMENTAL ACTIVITIES		
1.	Providing set of Baler & Racker to small & marginal farmer for management of Paddy straw in District Mohali- 2 Sets @ 25 Lacs/set. Deposit in account of Tree Plantation through Green mission Punjab Campaigning	Rs. 50.00 Rs.10.00

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

Item No. 267.03: Application for Environmental Clearance for carrying out expansion of group housing project namely "Homeland Regalia" at Sector 77, District SAS Nagar, Punjab by M/s S.A Global Pvt Ltd. (Proposal No. SIA/PB/INFRA2/438919/2023).

The Project Proponent was granted Environmental Clearance vide letter No. F. No. 21-110/2020-IA-III dated 23.02.2021 issued by MoEF&CC for development of group housing project namely "Homeland Residences" at Sector 77, SAS Nagar, Punjab. The total land area project is 18536.082 sqm having built up area of 1,00,287.509 sqm.

Now, the Project Proponent has applied for Environmental Clearance for carrying out expansion of group housing project namely "Homeland Regalia" at Sector 77, District SAS Nagar, Punjab. The land area of project is 18534 having built up area increased from 100287.509 sqm to 133113.924 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted certified compliance report from Regional Office of MoEF&CC and the Project Proponent has deposited Rs. 65,640/- vide UTR No. UBIN0903191 dated 23.08.2023 and Rs. 20/- vide UTR No. 324364936483 dated 31.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7643 dated 05.10.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 28.09.2023 and it was observed as under:

1. *That the existing project is in construction phase and as per the site visit the construction of 6 No. towers has been started and the civil construction work is about 25% complete for the existing project. The built-up area currently of the project is well within the Environmental Clearance already granted to it.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board the time to time), is more than the required distance as per the siting criteria given as under:*

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

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Govt of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Mr. Gubhagwat Singh, authorized signatory M/s S.A. Global Pvt. Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

During meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

<table>
<tr><th>Sl. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td colspan="2">Basic Details</td></tr>
<tr><td>1.1</td><td>Name of Project & Project Proponent:</td><td>Group Housing namely "Homeland Regalia" at Sector 77, Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/INFRA2/438919/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td>Sector 77, Distt. SAS Nagar (Mohali), Punjab.</td></tr>
<tr><td>1.4</td><td colspan="2">Details of Land area & Built up area:
Total site Area = 4.58 acres.
Built up area = 1,33,113.924 sq.m.
<table>
<tr><th>Sr. No.</th><th>Description</th><th>EC Accorded</th><th>Additional</th><th>Total after expansion</th></tr>
<tr><td>i)</td><td>Land</td><td colspan="3">4.58 acres</td></tr>
<tr><td>ii)</td><td>Built-up area</td><td>1,00,287.509 sq.m.</td><td>32,826.415 sq.m.</td><td>1,33,113.924 sq.m</td></tr>
</table></td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(a)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Rs. 320 Crores (Total project cost after expansion)
<table>
<tr><th>Project Cost</th><th>EC Accorded</th><th>Proposed</th><th>Total (after Expansion)</th></tr>
</table></td></tr>
</table>

			Rs. 300 Crores	Rs. 20 Crores	Rs. 320 Crores
2.	**Site Suitability Characteristics**				
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls in Residential zone as per Master Plan of SAS Nagar. Copy of Master plan of SAS Nagar the location of project location is earmarked.			
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Allotment letter issued by GMADA vide memo No. 5469 dated 29.01.2021 in the name of M/s S.A Global Private Limited for land area measuring 4.58 acres for group housing project submitted.			
3	**Forest, Wildlife and Green Area**				
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not.	No, an undertaking in prescribed Performa submitted.			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in prescribed Performa submitted.			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking has been submitted.			
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 75 km from project location.			
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	The project area is situated at the crow fly distance of approx. 8 km from City Bird Sanctuary, Chandigarh and 11 Km from Sukhna Wildlife Sanctuary.			

3.6	Green area requirement and proposed No. of trees:	

Green area	2855.16 sqm (EC Accorded)	1816.74 sqm (proposed)	4671.9 sqm (after expansion)

No. of trees required = @1 tree per 80 sq.m. of total site area

=18,534.62 /80 = 231.68 say 232 trees

Proposed trees to be planted = 235 trees

4. Configuration, Population & Comparison of Environmental parameters as per the earlier Environmental Clearance and proposal.

4.1 Configuration

Sl. No.	Description	EC Accorded	Proposed	Total (After Expansion)
1.	Components	6 Residential Towers & 18 Shops	5 Shops & 2 Club House	6 Residential towers, 23 shops & 2 Club House.
2.	No. of Dwelling Units	303 Flats	-24 Flats	279 Flats
3.	Population	1,536 persons	2,725 Persons	4,261 persons

4.2 Population details

Population Calculations (After Expansion) for Residential Component

Sl. No.	Details	Criteria	Population
1.	**Residential population (279 flats)** • 2 BHK (1 no.) • 3 BHK (128 nos.) • 4 BHK and above including	@5 persons per flat @6 persons per flat @7 persons per flat	**1823** • 5 • 768 • 1050

	Duplex (150 nos.)		
2.	Maintenance Staff /Drivers	*LS	100
3.	Visitors	@10% of residential population	182
Total Estimated population			**2105 Persons**

LS=Lumpsum

Populations Calculations for Commercial Component (including Club House)

Sl. No.	**Details**	**Criteria**	**Population (in no.)**
1.	Commercial Population (23 shops) (1,378.113 sq.m.)	**3 sq.m. per person** • Staff @10% • Visitors @90%	**459 no.** • 46 no. • 413 no.
2.	Maintenance Staff	*LS	25 no.
3.	Club House (3009.96 sq.m.) • Staff • Visitors	@1.8 sq.m. per person • @10% of club population • @90% of club population	**1672** • 167 • 1505
Total Estimated population for Commercial (including Club House)			**2156 Persons**

LS=Lumpsum

Total Population for overall project

Sl. No.	**Details**	**Population (in no.)**
1.	Residential Part	2105
2.	Commercial Part (including Club House)	2156
	Total Population	**4261 persons**

4.3 **Comparison of project details as per EC Accorded & total After Expansion**

Sr. No.	**Description**	**EC Accorded**	**Proposed**	**Total (After Expansion)**

	1.	**Total site Area**	4.58 acres		
	2.	**Built-up Area**	1,00,287.509 sq.m.	32,826.415 sq.m.	1,33,113.924 sq.m.
	3.	**Green Area**	2,855.16 sq.m	1,816.74 sq.m	4,671.9 sq.m
	4.	**Components**	6 Residential Towers & 18 Shops	5 Shops & 2 Club House	6 Residential towers, 23 shops & 2 Club House.
	5.	**No. of Dwelling Units**	303 Flats	-24 Flats	279 Flats
	6.	**Estimated Population**	1,536 persons	2725 Persons	4,261 Persons
	7.	**Total Water Requirement**	122 KLD	182 KLD	304 KLD
	8.	**Fresh water Demand**	92 KLD	102 KLD	194 KLD
	9.	**Flushing Water Requirement**	30 KLD	80 KLD	110 KLD
	10.	**Wastewater Generation**	98 KLD	137 KLD	235 KLD
	11.	**STP capacity**	150 KLD	Separate STP for Residential & Commercial	Proposed 2 no. STP of capacity • 300 KLD (for Residential) • 60 KLD (for Commercial & Club House)
	12.	**Solid waste generation**	580 kg/day	637 kg/day	1217 kg/day
	13.	**Rain water recharging Pits**	5 Nos.		
	14.	**Power Requirement**	2089 KW		
	15.	**Power Backup**	6 DG sets of Capacity 500 KVA each	DG set no. & capacity revised	Total 4 DG sets • For Residential 3 DG sets of capacity 500 KVA each & • *For Commercial* 1 DG of capacity 380 KVA
	16	**Proposed parking**	703 ECS	59 ECS	762 ECS
	17.	**Project Cost**	Rs.300 Crores	Rs. 20 Crores	Rs. 320 Crores
5	**Water**				
5.1	**Water Demand & Wastewater Generation Details (After Expansion) (for Residential Component)**				

Sl. No.	Details	Population	Norms (lpcd)	Water requirement (in KLD)
1.	Residential Flats	1823	135	246
2.	Visitors (Residential)	182	15	3
3.	Maintenance Staff /Drivers	100	45	5
4.	**Water Requirement**			**254 KLD**
5.	**Flushing Water Demand** *(@ 45 lpcd for Residential Flats, @10 lpcd for Visitors & @20 lpcd for staff)*			**86 KLD** *(82 + 2 + 2)*
6.	**Total Fresh water demand** *(Water demand – Flushing Water)*			**168 KLD** ***(254 KLD – 86 KLD)***
7.	Waste water generation (@ 80% of Water Requirement i.e. 80% of 254 KLD)			203 KLD
8.	**Proposed STP capacity**			**300 KLD**
9.	Treated water from STP (@ 98%)			199 KLD
10.	**Green Area Water Req. (4671.9 sq.m)** • Summer (@ 5.5 lt./m^2/day) • Winter (@ 1.8 lt./m^2/day) • Monsoon (@ 0.5 lt./m^2/day)			 26 KLD 8 KLD 2 KLD

Water Demand & Wastewater Generation Details (After Expansion)

(for Commercial Component including Club House)

Sl. No.	Details	Population (in numbers)	Norms (lpcd)	Water Requirement (in KLD)
1.	**Commercial** • Staff • Visitors	 46 413	 45 15	**8** *2* *6*
2.	**Maintenance Staff**	25	45	**1**
3.	**Club House (2 no.)** • Staff (10%) • Visitors (90%)	 167 1505	 45 15	**31** *8* *23*

	4.	**Water Requirement**	**40 KLD**
	5.	**Make-up water for swimming pool**	**10 KLD**
	6.	**Total Water Requirement**	**50 KLD**
	7.	***Flushing Water Demand*** *(@ 20 lpcd for staff & @10 lpcd for visitors)*	**24 KLD** (5+19)
	8.	**Net Fresh Water Demand** (Total Water Demand - Flushing water)	**26 KLD** *(50 KLD-24 KLD)*
	9.	Wastewater generation (@ 80% of water requirement)	32 KLD
	10.	Proposed STP capacity	60 KLD
	11.	Treated water from STP (@ 98%)	31 KLD

5.2	Source:	GMADA supply or Borewells.
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Permission from GMADA for water supply as well as from PWRDA for ground water extraction has been obtained and submitted.
5.4	Total wastewater generation:	235 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	About, 235 KLD (203 KLD from Residential and 32 KLD from Commercial (including Club House) sewage will be generated from the project after full occupancy which will be treated in proposed STP of capacity 300 KLD (for Residential Component) & 60 KLD (for Commercial Component (including Club House).
5.6	Treated wastewater for flushing purpose:	110 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 26 KLD Winter: 8 KLD Monsoon: 2 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed of into GMADA sewer. NOC from GMADA regarding the same is submitted.
5.9	Cumulative Details:	

<table>
<tr><td></td><td colspan="2">
<table>
<tr><th>Sl. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th><u>Excess to GMADA sewer.</u></th></tr>
<tr><td>1.</td><td>*304 KLD</td><td>235 KLD</td><td>230 KLD</td><td>110 KLD</td><td>Summer: 26 KLD
Winter: 8 KLD
Monsoon: 2 KLD</td><td>Summer: 94 KLD
Winter: 112 KLD
Monsoon: 118 KLD</td></tr>
</table>
*including the Make-up water demand (10 KLD) for swimming pool.
</td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>Total 5 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>Total 4 DG sets are proposed to install for power backup for standby use for emergency purposes. For Residential component, 3 DG sets are proposed of capacity 500 KVA each and for Commercial component, 1 DG of capacity 380 KVA has been proposed.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>1217 kg/day

<u>Comparison of Solid Waste Generation from EC Accorded and Total (After Expansion)</u></td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>As per Earlier EC</th><th>Proposed</th><th>Total after EC Expansion</th></tr>
<tr><td>1.</td><td>Solid waste generation</td><td>580 kg/day</td><td>637 kg/day</td><td>1217 kg/day</td></tr>
</table>
</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and marked in site plan submitted with the application. Biodegradable waste will be composted by use of 1 composter of capacity 500 kg. The recyclable waste shall be sold to resellers. While, domestic hazardous waste will be disposed of to authorized vendors. Inert waste will be dumped to authorized dumping site</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td colspan="2">Power Consumption:
Total power requirement of the project will be 2089 KW which is to be provided by Punjab State Power Corporation Limited (PSPCL).
<u>Comparison of Power Load and DG set details from EC Accorded and Total (After Expansion)</u>
<table>
<tr><th>Sl. No</th><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (after Expansion)</th></tr>
<tr><td>1</td><td>Power Requirement</td><td colspan="3">2089 KW</td></tr>
<tr><td>2.</td><td>Power Backup</td><td>6 DG sets Capacity 500 KVA each</td><td>DG set no. & capacity revised</td><td>Total 4 DG sets
For Residential</td></tr>
</table>
</td></tr>
</table>

					1) 3 DG sets of capacity 500 KVA each. *For Commercial* 2) 1 DG of capacity 380 KVA

8.2	Energy saving measures:	Provision of solar panels on rooftop. Also, use of LED's and solar street lights 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.

Sl. No.	**Title**	**Construction Phase**		**Operational 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.)	12	1	0.5
2.	Water Pollution Control (including installation 2 no. STP of Capacity 300 KLD & 60 KLD)	130	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (235 nos. of trees and green area development)	15	-	5*
5.	Solid Waste Management (including 1 Composter of capacity 500 kg.	20	2.5	2
6.	Rain water Harvesting (5 pits)	15	1	1.5

7.	Energy Conservation (LED & solar lights in common areas, Solar panels)	35	2.5	1
8.	Miscellaneous (Environment monitoring cost, etc.)	7.5	2	2
Total		**Rs. 236.5 Lakhs**	**Rs. 11.5 Lakhs**	**Rs. 17.5 Lakhs**

Rs. 20 lakh (@1% of additional project cost i.e. Rs. 20 crores) have been reserved for undertaking Additional Environment Activities.

Sr. No.	**Activities**	**Amount (in Lakhs)**
1.	Maintenance of Gaushala along with provision of LED Bulbs and Solar Panels in Phase-1, Mohali	Rs. 20 Lakhs

During meeting, the Committee perused the certified compliance report dated 09.10.2023 furnished by Regional Office of MoEF&CC, Chandigarh. In this regard, the Committee asked the Project Proponent to submits the compliance of observations raised by MoEF&CC, Chandigarh. The Project Proponent submitted the same during the meeting and the Committee found the same satisfactory.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award Silver Grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for carrying out expansion of Group Housing Project namely "Homeland Regalia" at Sector 77, District SAS Nagar, Punjab, subject to the following standard conditions:

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

	Title	**Construction Phase**	**Operational Phase**

Sl. No.		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.)	12	1	0.5
2.	Water Pollution Control (including installation 2 no. STP of Capacity 300 KLD & 60 KLD)	130	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (235 nos. of trees and green area development)	15	-	5*
5.	Solid Waste Management (including 1 Composter of capacity 500 kg.	20	2.5	2
6.	Rain water Harvesting (5 pits)	15	1	1.5
7.	Energy Conservation (LED & solar lights in common areas, Solar panels)	35	2.5	1
8.	Miscellaneous (Environment monitoring cost, etc.)	7.5	2	2
Total		**Rs. 236.5 Lakhs**	**Rs. 11.5 Lakhs**	**Rs. 17.5 Lakhs**

Rs. 20 lakh (@1% of additional project cost i.e. Rs. 20 crores) have been reserved for undertaking Additional Environment Activities.

Sr. No.	Activities	Amount (in Lakhs)
1.	Maintenance of Gaushala along with provision of LED Bulbs and Solar Panels in Phase-1, Mohali	Rs. 20 Lakhs

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

Item No267.04: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion in the existing Residential Project "Silver City Themes" by M/s Silver City Housing and Infrastructure Limited at Village- Bhankharpur, Tehsil- Dera Bassi, District- SAS Nagar, Punjab. (SIA/PB/INFRA2/433809/2023).

The Project proponent was granted Environmental Clearance vide MoEF&CC letter no. 21-3402007-IA.III dated 26.12.2007 for the construction of the group housing project "Silver City Themes'' at Village- Bhankharpur, Tehsil- Dera Bassi, District- SAS Nagar, Punjab. As per the Environmental Clearance granted, the total land area of the project is 56,614.331 sq.m(13.99 acres) having built-up area of 1,12,460.61 sq.m. The proposal involved the construction of 900 (800+100 for EWS) dwelling units/apartments having configuration of ground +6 floors.

The Project Proponent submitted an application for expansion under the provisions of the EIA notification dated 14.09.2006. As per the expansion proposal, the total land area of the project is 13.99 acres (56614.331sqm) having built up area of 127395.86sqm, thereby increase of the built-up area by 14935.25 sq.m. The total no. of flats will be 1030 after expansion. The project is covered under category 8(a) of Schedule appended with EIA notification dated 14.09. 2006. The cost of the project after expansion will be Rs. 254 Crores.

The Regional Office of MoEF&CC, Chandigarh vide letter no. 5-101/2008-IRO/634-638 dated 24.01.2023 furnished the certified compliance report.

The Project Proponent has deposited fee of Rs. 29870/- on dated 16/06/2023. The adequacy of the fee has been checked & verified by the supporting staff SEIAA.

The latest construction status report furnished by Punjab Pollution Control Board vide letter No. 8605 dated 07.11.2023 is as under:

"The project site was visited by officer of the Board on 23.08.2023 and it was observed as under:

1. *The Project Proponent has proposed to construct,03 No. new towers in the existing project having 732 No. of existing flats.*
2. *As per the site shown by the representative, no construction activity has been carried out on the sites where, new towers are to be constructed by the Project Proponent. There is an existing old shed at the site and the representative informed that they shall be dismantled once the word of expansion starts.*
3. *As per the Google earth and the boundaries of the project shown by the representative during the visit, following boundaries of the industries/estate are located in the vicinity of the project:*
    a) *Industrial Focal Point, Derabassi at a distance of around 86m*
    b) *Industrial Unit namely M/s Samrat Forging at a distance of around 100m*
    c) *Industry namely M/s PCCPL, Bhankarpur, Derabassi at a distance of around 360m.*
    d) *Industry namely M/s Malson coors, Bhankharpur, Derabassi at a distance of around 240m.*
4. *There is drain namely Dhabi drain at a distance of around 204m from the proposed site of*

the project.

5. *As the Project Proponent has not submitted distance from the revenue authorities, thus, the above-mentioned distance are as observed during the visit, shown by the representative and checked through Google earth.*
6. *AS per the Google earth images above, the boundary of Focal Point Derabassi is located at a distance of around 86 m i.e. less than 100m. However, at present, there is no industrial unit/air polluting unit in the said plot. As such, presently the site of the project is suitable for expansion of the project, as currently, the plot within 100m (as observed from google earth) is lying vacant. However, the suitability of site of the project shall be again checked at the stime of obtaining consent to establish from the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, for expansion of the project and the Project Proponent will need to submit distance certificate issued by the Revenue authorities/MC Derabassi, so as to adjudge the suitability of site at that time."*

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Sh. Ramandeep Singh, Director M/s Silver City Housing and Infrastructure Limited.
(ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	M/s. Silver City Housing and Infrastructure Limited to expand the existing residential Housing project namely 'SILVER CITY THEMES' and Sh. Harpreet Singh
1.2	Proposal:	(SIA/PB/INFRA2/433809/2023)
1.3	Location of Industry:	Village- Bhankharpur, Tehsil- Dera Bassi, District- SAS Nagar, Punjab
1.4	Details of Land area & Built up a	The plot area is 56614.331sqm, no additional land is added and built-up area after expansion will be 127395.86sqm TOTAL BUILT-UP AREA Existing : 1,12,460.61sqm Proposed : 14,935.25sqm Total : 1,27,395.86sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Existing :Rs 197.5 Cr Proposed : Rs 56.5 Cr Total : Rs 254 Cr

2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, The project falls in Residential & mixed use zone as per the master plan, SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission for change of Land Use for the land area measuring 144 Kanal 1.66 Marla issued by Department of Town and Country Planning, Punjab vide letter dated 23.12.2005 submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No. There is no forest land covered under Forest Conservation Act,1980.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, Project is not covered under PLPA, 1900.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act 1972.
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	No. The project does not fall within any eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total land area: 56614.331 m2 Total Green area: **Not mentioned in the proposal** Proposed trees to be planted: 708 nos.
4	**Configuration and Population**	
4.1	**Area Statement**	

SR. NO.	**PARTICULARS**	**AREA (m^2)**		
		EXISTING	**PROPOSED**	**TOTAL**
1	Total Plot Area	56614.331	NIL	56614.331

	2	Built up Area	112460.61	**14935.25**	**127395.86**
		TOTAL BUILT UP AREA DETAILS		**(sqm)**	
	1	FAR Area			
		No. of Flats (2/3BHK)- 940	1,12,460.61	8850.288	121310.898
		No. of Flats (1BHK, EWS)-90			
	2	Non-FAR Area			
		Basement Area	--	6084.642	6084.642
	Total		1,12,460.61	14934.93	127395.86

4.2	Population details	4995 persons
5	**Water**	
5.1	Source:	Ground Water
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for project.

5.3 Total water requirement for domestic purpose:

The existing water requirement of water was 446KLD. The total water requirement for the project after expansion will be 672KLD out of which domestic fresh water demand will be approx. 448 KLD.

S. No.	**Description**	**No. of Units**	**Population**	**Daily Water Req. per unit (ltrs)**	**Total Water Req. KLD**
1	2/3BHK -940	940@5person per unit	4700	135	634.50
2	1BHK 90	90@3person per unit	270	135	36.45
3	Maintenance staff	--	25	45	01.125
			4995	--	-
TOTAL WATER REQUIREMENT					672.075 or 672KLD

WASTE WATER GENERATION	**538KLD**

WATER REQUIRED FOR FLUSHING: -

S. No.	**DESCRIPTION**	**UNITS/RATES**	**POPULATION**	**Daily Water Req. for flushing (LPCD)**	**Flushing Water Requirement KLD**
1	GROUP HOUSING	----	4970	45	223.65
2	Maintenance staff	---	25	10	0.25
TOTAL			4995	-	223.90
WATER REQUIRED FOR FLUSHING					224
Fresh water Requirement			672-224		448

5.4	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 538 KLD
5.5	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	538 KLD of waste water from the project will be taken to S.T.P. of 750 KLD through underground delivery system and treated to tertiary level
5.6	Total water requirement	672 KLD
5.7	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	538 KLD of waste water from the project will be taken to S.T.P. of 750 KLD through underground delivery system and treated to tertiary level

5.10 Cumulative Details: Water Consumption for Summer (KLD)

S. No.	**Total water Requirement**	**Total wastewater generated**	**Flushing water requirement**	**Green area requirement**	**Into sewer**
1.	672 KLD	538 KLD	224 KLD	Summer: 69 KLD Winter:23 KLD Monsoon:6 KLD	Summer: 314 KLD Winter:314 KLD Monsoon:314 KLD

The Water balance calculations are incorrect

5.11	Rain water harvesting proposal:	12 new Rain water harvesting pits have been proposed for artificial rain water recharge within the project premises.
6	**Air**	
6.1	Details of Air Polluting Machinery and APCDs installed are as under: NA	
7	**Waste Management**	
7.1	Total quantity of solid waste generation	The existing quantity of MSW was 2000kg/day and after expansion it will be 2240kg/day.
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	**Solid waste management area has not been provided and marked in conceptual layout submitted**. The solid waste generated in the project after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized venders and the Municipal solid wastes will be treated through vermin-culture. Thus, there will be no problem of solid waste from the project.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 3289 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	• Promoting use of solar water heating. • Purchase of energy efficient appliances. • Constant monitoring of energy consumption and defining targets for energy conservation

8.3 Details of activities under Environment Management Plan.

CONSTRUCTION PHASE:

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	2.5	1.0	First aid medical facility with first aid kit
2.	Toilets for workers	2.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	5.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	3.0	1.0	Sprinklers, Pipeline
5.	Sewage Treatment Plant	Already installed		

6.	Solid waste Management	10.0	- -	Making arrangement for solid waste segregation & disposal
7.	Green belt development	7.08	--	Land scaping & tree plantation
8.	Rain water harvesting	20.0	--	Construction rain water harvesting well & channel
TOTAL COST		**Rs. 49.58**	**Rs. 3.0**	

OPERATION PHASE:

SR. NO.	**PARTICULARS**	**RECURRING COST ANNUALLY (Rs. LAC)**	**ITEMS COVERED**
1.	Sewage Treatment Plant	6.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	6.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	7.08	Development of green belt, watering & manuring
4	RWH	5.0	Cleaning of channels & harvesting pits
TOTAL		**Rs 24.08**	
ADDITIONAL ENVIRONMENT ACTIVITIES		**Rs 2.39 crore**	

During meeting, the Committee observed that the Environmental Clearance already granted to the project by MoEF&CC vide Letter no. 21-3402007-IA.III dated 26.12.2007 has already been expired. The Project Proponent agreed to withdraw the application and apply for fresh application.

After detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to withdraw the present application and apply for fresh application by the Project Proponent.

Item No. 267.05: Application for Environmental Clearance for carrying out expansion of Residential Township Project namely "Umbera Homez" at Village Banoher, Tehsil- Mullanpur Dakha, Ludhiana, Punjab by M/s Umbera Group (SIA/PB/INFRA2/442540/2023).

Earlier, the Project Proponent was granted Environmental Clearance vide letter No. SEIAA/2019/683 dated 22.08.2019 for establishment of a group housing project namely "Umbera Homez" at Village Banohar, Ludhiana, Punjab by M/s Umbera Group. The total land area of the project was 36033 having built up area of 142415 sqm. The Project Proponent proposes to construct the 360 No. of Flats and 16 No. of shops. The project is covered under category 8 (a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent was granted Terms of Reference vide letter dated 11.02.2022 for carrying out EIA notification dated 14.09.2006 study.

The project proponent has applied for Environmental Clearance for carrying out expansion of group housing Project namely "Umbera Homez" at Village- Banoher, Tehsil- Mullanpur Dakha, Ludhiana, Punjab. The total land area of the project is 36033 sqm having built up area increased from 142415 sqm to 2,29,184 sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted final EIA report after incorporating the compliance of Terms of Reference and certified compliance report from PPCB. The Project Proponent has deposited Rs. 86,796/- vide UTR No. BIN421225779763 dated 13.08.2021. The adequacy of the fee has been checked & verified by the supporting staff of SEIAAA.

Punjab Pollution Control Board vide letter No. 7576 dated 07.11.2023 furnished the latest construction status report is as under:

"It is intimated that the site of the project was visited by the officer of the Board on 19.10.2023 and point wise report as sought by SEIAA, is as under:

(i) The Project Proponent had earlier obtained Environmental Clearance from SEIAA vide No. SEIAA/2019/683 dated 22.08.2019 for establishment of Group Housing Colony in an area of 8.904 acres consisting 362 Flats (11 Towers) & 16 Shops. Presently, the Project Proponent has constructed 8 Towers and construction of 02 Towers is going on. Total constructed flats are 330.

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

(iii) The site falls within the limits of Notified Master Plan, Ludhiana (2007-31). The Project Proponent has obtained CLU for site area 8.904 acres from the Senior Town Planner, Ludhiana vide memo No. 33/6 STP (L) TW-12A dated 21.08.2023. As per CLU, the site falls under Residential Zone as per approved Master Plan, Ludhiana (2007-31).

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

30.10.2009."

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Sh. Sandeep Garg, CEO M/s Umbera Group
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

During meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td colspan="2">Basic Details</td></tr>
<tr><td>1.1</td><td>Name of Project & Project Proponent:</td><td>Group Housing Project namely "Umbera Homez" developed Umbera Group</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/INFRA2/442540/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td>Village- Banoher, Tehsil- Mullanpur Dakha, Ludhiana, Punjab</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td>Plot area: 8.90 Acres and built-up area will be 229184 Sqm</td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>
<table>
<tr><th>Description</th><th>Existing (Rs. in crores)</th><th>Proposed (Rs. in crores)</th><th>Total (Rs. in crores)</th></tr>
<tr><td>Total Cost</td><td>Rs 60</td><td>Rs. 140</td><td>Rs. 200</td></tr>
</table>
</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>The permission for Change of land Use vide memo No. 3316 STP (L) dated 21.08.2018 issued by Department of Town & Country Planning, Punjab</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof:</td><td>The permission for Change of land Use vide memo No. 3316 STP (L) dated 21.08.2018 issued by Department of Town & Country Planning, Punjab for land measuring 8.904 acres in the name of M/s Umbera Group, submitted.</td></tr>
</table>

<table>
<tr><td></td><td>(CLU/building plan approval status)</td><td></td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>A copy of the acknowledgement letter vide No. -PBB432-2023-CHA has been submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>Submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>Submitted.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No, the project does not fall within any eco-sensitive zone.</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>763 No. of trees shall be planted.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population
<table>
<tr><th>Sr. No.</th><th>Plot Description</th><th>Area</th><th>Percentage</th></tr>
<tr><td>1</td><td>Towers</td><td>6089.74</td><td>16.90</td></tr>
<tr><td>2</td><td>Organized Green</td><td>5458.13</td><td>15.15</td></tr>
<tr><td>3</td><td>Unorganized Green</td><td>4507.09</td><td>12.51</td></tr>
<tr><td>4</td><td>Surface Parking</td><td>4759.67</td><td>13.21</td></tr>
<tr><td>5</td><td>Convenience Shops</td><td>336.68</td><td>0.93</td></tr>
<tr><td>6</td><td>Nursery Plot</td><td>809.27</td><td>2.25</td></tr>
<tr><td>7</td><td>Community Hall</td><td>627.25</td><td>1.74</td></tr>
<tr><td>8</td><td>Badminton</td><td>107.674</td><td>0.30</td></tr>
<tr><td>9</td><td>Squash Court</td><td>83.455</td><td>0.23</td></tr>
<tr><td>10</td><td>Open Spaces/Roads</td><td>13255.161</td><td>36.79</td></tr>
<tr><td colspan="2">Total=</td><td colspan="2">100</td></tr>
</table></td></tr>
</table>

Project Summary		
Total Area	36,886.46	SQ. MT.
	3,97,045.86	SQ. FT.
	44,115.84	SQ. YDS.
Area For Future Road Widening (21'-9")	852.34	SQ. MT.
Net Area	36,034.12	SQ. MT.
	3,87,871.27	SQ. FT.
	43,096.46	SQ. YDS.
	8.90	**ACRE**

Parameters:

S No.	Description	Units	Permissible/Required	Proposed
1	Net Plot Area	SQ. MT.	36034.120	
2	FAR	Ratio	No Limit	3.46
		SQ. MT.	No Limit	124814.07
		SQ. FT.	No Limit	1343498.68
3	Ground Coverage	Percentage	30%	20.50%
		SQ. MT.	10810.236	7388.01
		SQ. FT.	116361.380	79524.53
4	Convenient Shopping	SQ. MT.		675.01
		SQ. FT.		7265.81
5	Density	PPA	500	321.20
6	Population	Persons	4452	2860.00
7	Dwelling Units	Nos	890	572
8	ECS	Nos	1384	2068
9	Green Area	% of Site Area	25%	27.64%
		SQ. MT.	9008.530	9959.95
		SQ. FT.	96967.817	107208.90
10	Organized Green area	% of Site Area	15%	15.16%
		SQ. MT.	5405.118	5461.05
		SQ. FT.	58180.690	58782.74
11	Community Hall	SQ. MT.		3095.66
		SQ. FT.		33321.68
12	Nursery School	SQ. MT.		132.14
		SQ. FT.		1422.35
13	No of Trees	Nos	759	763
14	Total FAR	SQ. MT.		1,24,814.07
		SQ. FT.		13,43,498.68
15	Total Non-FAR	SQ. MT.		1,04,370.44
		SQ. FT.		11,23,443,41
16	Total Built-up Area	SQ. MT.		**2,29,184.51**
		SQ. FT.		24,66,942.09

The above said details are as per the approved plan.

<table>
<tr><td>4.2</td><td colspan="3">Details of Population:
<table>
<tr><th>Description</th><th>No. of Units</th><th>Population</th></tr>
<tr><td>Group Housing</td><td>572 Flats @ 5 Persons</td><td>2860 Persons</td></tr>
<tr><td>Shops</td><td>12</td><td>24 Persons</td></tr>
<tr><td>Total Population</td><td></td><td>2884</td></tr>
</table></td></tr>
<tr><td>5.1</td><td>Source:</td><td colspan="2">Bore wells</td></tr>
<tr><td>5.2</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td colspan="2">Not submitted.</td></tr>
<tr><td>5.3</td><td colspan="3">Total Water details:
<table>
<tr><th>Description</th><th>No. of Units</th><th>Population</th><th>Daily Water Required per Unit (Ltrs)</th><th>Total water in KLD</th></tr>
<tr><td>Flats 572</td><td>@ 5 Persons per unit</td><td>2860</td><td>135 lpcd</td><td>386</td></tr>
<tr><td>Permanent Population</td><td>Commercial</td><td>24</td><td>45 lpcd</td><td>1</td></tr>
<tr><td colspan="4">Total Water requirement</td><td>387 KLD</td></tr>
</table></td></tr>
<tr><td>5.4</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td colspan="2">310 KLD of wastewater will be generated from the project which will be treated in proposed STP of 475 KLD capacity.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td colspan="2">129 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td colspan="2">Summer: 61 KLD
Winter: 20 KLD
Monsoon :6 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td colspan="2">The Project Proponent proposed Karnal Technology for disposal of excess treated wastewater in the land adjoining to the project.</td></tr>
<tr><td>5.8</td><td colspan="3">Cumulative Details:</td></tr>
</table>

<table>
<tr><td></td><td colspan="3"><table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer (On to land for irrigation till we get the sewer connection)</th></tr>
<tr><td>1.</td><td>387 KLD</td><td>310 KLD</td><td>310 KLD</td><td>129 KLD</td><td>Summer: 61 KLD
Winter: 20 KLD
Monsoon: 6 KLD</td><td>Summer: 120 KLD
Winter: 161 KLD
Monsoon: 175 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>9 RWH</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>The DG sets of 2X240 KVA, 2x125 KVA & 1X 500 KVA shall be installed.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td><table>
<tr><th>Description</th><th>Existing (kg/day)</th><th>Additional (kg/day)</th><th>Total (kg/day)</th></tr>
<tr><td>MSW</td><td>730</td><td>420</td><td>1150</td></tr>
</table></td></tr>
<tr><td>7.2</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td><table>
<tr><th>Description</th><th>Existing</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>1950</td><td>1050</td><td>3000</td></tr>
<tr><td>Source</td><td colspan="3">PSPCL</td></tr>
</table></td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>• Solar Light 15 No= 30 KWHD
• Common area (600) lights replaced with LED = 324 KWHD</td></tr>
</table>

		Total Energy saved/day 30+ 324 = 354 KWHD

8.3 Details of activities under Environment Management Plan.

Construction Phase:

Sr. No.	**Particulars**	**Approx. Recurring Cost (Rs in Lac)**	**Approx. Capital Cost (Rs in Lac))**
1.	Medical Cum First Aid	1.0	0.50
2.	Toilets for sanitation system	1.5	2.0
3.	Wind breaking curtains	3.0	8.0
4.	Sprinklers for suppression of dust	3.0	2.0
5	Sewage Treatment Plant		70.0
6	Solid Waste segregation & disposal		20.0
7	Green Belt including grass coverage		15.0
8	RWHP		3.0
9	Smog gun	2.0	4.0
	Total	10.5	124.50

Operation Phase:

Sr. No.	**Particulars**	**Approx. Cost operational Phase (Rs in Lac)**
1.	Sewage Treatment Plant	5.0
2.	Solid Waste segregation & disposal	4.5
3.	Green Belt including grass coverage	15.0

	4.	RWHP	4.0
		Total	28.50
		Extra activities under Additional Environmental Activities: (i) Jute bags (ii) Rejuvenation Pond cleaning as per Sechhewal model at village Banoher (iii) Awareness programs regarding air pollution and water pollution with Thapar college (iv) Awareness programs with PPCB (v) Gaushala cow dung management and solar power at Jagannath Food for Life Welfare Society, Ludhiana	 25.00 50.00 10.00 10.00 45.00

During meeting, the Committee observed the Project Proponent has already granted Environmental Clearance for constructing 362 Flats & 16 Shops with built up area of 1,42,415 sqm and Now, the Project Proponent proposed for expansion for constructing 572 Flats & 12 Shops with built up area of 2,29,184 sqm.

The Project Proponent in the earlier EC granted vide letter No. SEIAA/2019/683 dated 22.08.2019 had proposed to utilize excess treated waste water (89 KLD) for Karnal Technology to be developed in an area of 1.35 acres adjoining to the project. Now, after expansion, the Project Proponent has proposed to utilize excess treated waste water (maximum 175 KLD during monsoon season) for Karnal Technology in two pockets of 1.35 acres (as per earlier EC) & 0.61 acres adjoining the project, till the time the project sewer is connected with the MC, sewer. Further, the Project proponent submitted the land documents of 0.61 acres land on the name of the promoter company.

Thereafter, the Committee asked the Project Proponent to submit the detailed layout plan for planting 1020 trees by mentioning the distance between the plants, height of plant etc. In this regard, the Project Proponent submitted the same. The Committee noted and took a copy of the said layout plan on record.

During meeting, the Committee perused the certified compliance report furnished by Punjab Pollution Control Board vide letter No. 1294 dated 28.04.2023 and found the same satisfactory.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for carrying out expansion of Residential Township Project namely “Umbera Homez” at Village Banoher, Tehsil- Mullanpur Dakha, Ludhiana, Punjab, subject to the following standard & special conditions:

Special Condition:

(i) The Project Proponent shall not carry out any construction in the adjoining land measuring 0.5 acres and shall develop & maintain the same under Karnal Technology, till the final outlet of the project carrying excess treated wastewater is connected with the MC sewer.

Item No. 267.06: Application for Environmental Clearance for establishment of Group Housing Project namely "Amrante Skylla" at Village Dewatwal (Hadbast No. 144), Tehsil Mullanpur Dakha, District Ludhiana, Punjab by M/s SNS Real Estates (Proposal No. SIA/PB/INFRA2/443322/2023).

The project proponent has applied for obtaining Environmental Clearance for Group Housing Project namely "Amrante Skylla" at Village Dewatwal (Hadbast No. 144), Tehsil Mullanpur Dakha, District Ludhiana, Punjab.

The project comprises of 2 Residential Towers (Tower A & B with G + 33 Floors), Club (G + 1), Penthouse and 2 basements. The total land area of the project is 12,970.850 sq.m (3.20 acres) having built-up area of 85,023.520 sq.m. The project is covered under category 8(a) of the schedule appended with the I Notification dated 14.09.2006.

The project proponent has also deposited Rs. 1,70,050/- vide UTR No. IDIBH23248291655 dated 05.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide No. 7575 dated 07.11.2023 furnished the latest construction status report is as under:
"It is intimated that the site of the project was visited by the officer of the Board on 19.10.2023 and point wise report as sought by SEIAA, is as under:

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

(ii) There is no MAH and Air Polluting industry, river, drain and eco-sensitive structures within the radius of 500m from the boundary of the project. However, Sidhwan Canal is located at a distance of about 38 feet from the proposed site.

(iii) The site falls within the limits of the Notified Master Plan, Ludhiana (2007-31). As per Notified Master Plan, Ludhiana, the revenue estate estate of Village Birmi & Village Dewatwal falls in "Residential zone". The permission for CLU for residential purpose (Group Housing) has been granted by Chief Administrator, GLADA, Ludhiana vide memo No. 1082 dated 21.08.2023.

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

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Mr. Hemant Kumar, General Manager M/s SNS Real Estates
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

During meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

S. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	**Name of the project:** Proposed Group Housing project namely "Amrante Skylla" by M/s SNS Real Estates. **Project Proponent:** Mr. Rohit Sood (Authorized Signatory)
1.2	Proposal:	SIA/PB/INFRA2/443322/2023
1.3	Location of Project:	Village Dewatwal (Hadbast No. 144), Tehsil Mullanpur Dakha, District Ludhiana, Punjab.
1.4	Details of Land area & Built up area:	Land area: 12,970.850 sq.m. Built up area: 85,023.52 sq.m.
1.5	Category under I notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 138.10 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Ludhiana, project site falls within residential zone.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/ building plan approval status)	A copy of the permission for change of land use vide memo No. 1082 dated 21.08.2023 for land area measuring 3.20 acres in the name of M/s SNS Real Estates submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in the prescribed format submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. An undertaking in the prescribed format submitted.

3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, there is no Wildlife Sanctuary or Protected Area falls within 10 km radius of the project site. Thus, no NBWL Clearance is required.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.
3.5	Green area requirement and proposed No. of trees:	Green area: 3,250 sq.m. No. of proposed trees: 301 trees
4.	**Configuration & Population**	

4.1 Proposal & Configuration:

S. No.	Description	Area (in sq.m)
1.	Total site area	12,970.850
2.	Permissible Ground Coverage (@ 30%)	3,891.255
3.	Proposed Ground Coverage (@ 18.599%)	2,412.399
4.	**Permissible FAR** • Permissible FAR (@ 3) • Additional Green Building FAR @ 4 Star Rating (7.5% of permissible FAR)	**41,830.991** • 38,912.55 • 2,918.441
5.	**Proposed FAR** (@ 3.223) • Towers • Club	**41,810.646** • 39,116.48 • 2,694.166
6.	**Non-FAR area** • Basement 1 & Basement 2 • Non-FAR areas (including staircase, lifts, mumty etc.)	**43,212.874** • 17,300.428 • 25,912.446
7.	**Built-up Area (FAR + Non FAR)**	**85,023.52**
8.	Required Green area @ 25%	3,242.713
9.	Proposed Green area @ 25.056%	3,250

Breakup of the Builtup area

S. No.	Floor	FAR Area (in sq.m)	Non-FAR Area (in sq.m)	Builtup-Area (in sq.m)

1.	**Tower A** (G+33)	19,155.290	12,155.402	31,310.692
2.	**Tower B** (G+33)	19,961.190	12,718.610	32,679.800
3.	**Club**	2,694.166	1,038.434	3,732.600
4.	**Upper Basement**	-	7,957.328	7,957.328
5.	**Lower Basement**	-	9,343.100	9,343.100
Total area		**41,810.646**	**43,212.874**	**85,023.52**

Details of Dwelling Units

S. No.	Tower	4.5 BHK	5.5 BHK	Pent House	Total
1.	**Tower A**	29 (3rd to 31st Floor)	29 (3rd to 31st Floor)	2 (32nd to 33rd Floor)	60
2.	**Tower B**	31 (1st to 31st Floor)	29 (3rd to 31st Floor)	2 (32nd to 33rd Floor)	62
Total					**122 units**

4.2 Population details

Population details

S. No.	Description	No. of units	Criteria	Population
1.	Residing population	122	5 persons per DU	610
2.	Floating population	-	Lum Sum	100
Total Estimated Population				**710 Persons**

5 Water

5.1 Total water requirement:

S. No.	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
1.	Residential	610	135	82	45	28	54
2.	Floating	100	45	4.5	20	2	2.5

	Total	**710**	**-**	**86.5**	**-**	**30**	**56.5**
	Green area water req. for 3,250 sq.m.						
	Summer (@ 5.5 lt./m^2/day)						18
	Winter (@ 1.8 lt./m^2/day)						6
	Monsoon (@ 0.5 lt./m^2/day)						2

5.2	Source:	Ground water (Borewells)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Not required
5.4	Total wastewater generation:	69 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	69 KLD of sewage will be generated which will be treated in proposed STP of capacity 100 KLD based on MBBR Technology.
5.6	Treated wastewater for flushing purpose:	30 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 18 KLD Winter: 6 KLD Monsoon: 2 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Proposed Karnal Technology within the project in the land measuring 0.32 acre for the disposal of excess treated wastewater.
5.9	Cumulative Details:	

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	86.5 KLD	69 KLD	68 KLD	30 KLD	Summer: 18 KLD Winter: 6 KLD Monsoon: 2 KLD	Summer:20 KLD Winter: 32 KLD Monsoon: 38 KLD

5.10	Rain water harvesting proposal:	4 No's Rain water recharging pits have been proposed for rain water recharge within the project premises.
6	**Air**	

<table>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>2 DG sets of capacity 1,500 KVA and 500 KVA will be provided for power backup.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/ Air Pollution</td><td>DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>264 kg/day of solid waste will be generated.</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Biodegradable waste will be converted into manure using Composter of capacity 150 kg to be installed within project premises.
Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG sets will be generated which will be sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand of the project will be 2,799 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Total area covered by solar panels will be 540.40 sq.m. (@ 31.45% of terrace area i.e. 1,718.42 sq.m) which will generate 50 KW of solar power generation.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">Description</th><th colspan="2">Construction phase</th><th>Operational phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs/ annum)</th><th>Recurring Cost (in Lakhs/ annum)</th></tr>
<tr><td>Wastewater Management (Installation of STP of capacity 100 KLD based on MBR)</td><td>80</td><td>2</td><td>5</td></tr>
</table></td></tr>
</table>

	Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
	Development of green belt and landscaping	3.5	-	3.5
	Rainwater recharging (4 pits)	10	1	3
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
	Solid Waste Management (Installation of composter of capacity 150 kg)	40	1	3
	Energy Conservation Measures (Provision of LED lights and solar panel)	20	1	2
	Additional Environmental Activities*	138	-	-
	Total	**Rs. 302.5 lakhs**	**Rs. 7 lakhs**	**Rs. 22.5 lakhs**

8.4

Additional Environmental Activities:

S. No.	**Activities**	**Cost (Rs. Lakhs)**
1.	Following Ativities will be undertaken at Govt. School in Village Dewatwal • Installation of Solar Panels of capacity 50 KW • Construction of 2 No. of Toilets • Construction of 1 No. of RWH pit	58
2.	Installation of Solar Street Lights in Village common areas of Village Dewatwal	10
3.	Development of Mini Forest (Nanak Bagichi) in Village Dewatwal Panchayat land of 2 acres	70

	Total	**Rs. 138 Lakhs**

During meeting, the Project Proponent proposed to develop 0.32 acre of land within the project under Karnal Technology for the disposal of excess treated wastewater (maximum 38 KLD during monsoon season) till the time the project sewer is connected with the GLADA sewer. Further, the Project Proponent submitted layout plan for the same. The Committee noted the same.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award Silver Grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment of Group Housing Project namely "Amrante Skylla" at Village Dewatwal (Hadbast No. 144), Tehsil Mullanpur Dakha, District Ludhiana, Punjab, subject to the following standard conditions:

I.

Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope,

appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

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

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

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

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

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

VIII. Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

Description	**Construction phase**		**Operational phase**
	Capital Cost (in Lakhs)	**Recurring Cost (in Lakhs/ annum)**	**Recurring Cost (in Lakhs/ annum)**
Wastewater Management (Installation of STP of capacity 100 KLD based on MBR)	80	2	5
Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
Development of green belt and landscaping	3.5	-	3.5
Rainwater recharging (4 pits)	10	1	3

Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 150 kg)	40	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	20	1	2
Additional Environmental Activities*	138	-	-
Total	**Rs. 302.5 lakhs**	**Rs. 7 lakhs**	**Rs. 22.5 lakhs**

Additional Environmental Activities:

S. No.	**Activities**	**Cost (Rs. Lakhs)**
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2.	Installation of Solar Street Lights in Village common areas of Village Dewatwal	10
3.	Development of Mini Forest (Nanak Bagichi) in Village Dewatwal Panchayat land of 2 acres	70
Total		**Rs. 138 Lakhs**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

Item No. 267.07: Application for Terms of Reference under EIA notification dated 14.09.2006 for residential colony (Group Housing Project) namely "Beverly Heights" at Village Manawala, Near Best Price, District Amritsar, Punjab by M/s GGH Realtors (P) Ltd (Proposal no. SIA/PB/INFRA2/446782/2023).

The project proponent has applied for obtaining Terms of Reference for residential colony (Group Housing Project) namely "Beverly Heights" at Village Manawala, Near Best Price, District Amritsar, Punjab. The project is covered under **(violation)** category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total land of the project is 5738.29 sqm (1.42 acre) having built up area of project after expansion is 29088.83 Sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The Project Proponent has deposited Rs. 14,545/- vide NEFT No. N276232667546030 dated. 03.10.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The Project Proponent has submitted a copy of letter of approval/regularization of un-authorized colony namely Dream Arcade to be constructed by M/s Dream County Homes & Villas issued by Competent Authority, Amritsar Development Authority vide letter No. ADA/CA/ASR/2021/6783 dated 21.05.2021. The Project Proponent has also submitted copy of affidavit stating that the Managing Directors of M/s Dream County Homes and M/s GGH Hightech Realtors Pvt Ltd are same. Further, there is no objection if the above said land and regularization fee transfer in the name of M/s GGH Hightech Pvt Ltd. The Project Proponent has also submitted no objection certificate issued by Amritsar Development Authority vide letter No. ADA/PUDA/CA/ASR/2019/3306 dated 04.03.2021 in the name of M/s GGH Realtors Pvt Ltd for residential plot area measuring 6863 sqyard at Village Manawal, Tehsil & District Amritsar.

The Project Proponent has informed that out of 140 No. of flats, 130 no. are of 3BHK and 10 No. Are of 4 BHK, having built up area of 29088.83 sqm. Further, all these flats are to be constructed in one tower having S+15 floors.

The project proponent has submitted an undertaking w.r.t. non-involvement of Forest/PLPA land in the project area in prescribed format. There is no wildlife sanctuary within 10 Km radius of the project site.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

1. Mr. Rajeev Verma, General Manager M/s GGH Realtors (P) Ltd.
2. Mr. Sital Singh, Environmental Consultant M/s CPTL.

The Committee perused the application proposal and observed that the Project Proponent has submitted letter of approval issued in the name of Dream Arcade constructed by M/s Dream County Homes & Villas, however, the application of ToR has been submitted in the name of Beverly Heights to be constructed by M/s GGH Realtors (P) Ltd. In this regard, the Committee asked the Project Proponent to explain the reasons for the same. However, no satisfactory reply was given by the Project Proponent and the Environmental Consultant. The Committee asked the Project Proponent to submit the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the detailed justification regarding submission of documents in the name of M/s Dream County Homes & Villas.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

1. Mr. Rajeev Verma, General Manager M/s GGH Realtors (P) Ltd.
2. Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

1. Agreement to purchase **1.79 acres** of land area was executed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. Dream County Homes & Villas LLP in the year 2013.
2. Accordingly, M/s. Dream County Homes & Villas LLP applied to the Amritsar Development Authority (ADA) on **30.01.2014** for regularization of the unauthorized colony.
3. In the meanwhile, sale deed dated **20.09.2014 and 24.12.2015** for a land area of **1.236 acres** bearing khasra nos. 74//22, 74//23/1, 80/2, 80/3 min was executed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH Hightech Realators Pvt. Ltd on **29.09.2014**.A copy of the sale deed submitted**.**
4. No Objection for the residential colony to be constructed in area of 6863 sq yards was granted by ADA to M/s. GGH Hightech Realators Pvt. Ltd on **04.03.2021** subject to certain conditions and one of these conditions is reproduced as under:

   "To regularize this plot, the site plan/layout plan must be approved by Estate Officer ADA (PUDA)."
5. M/s. GGH Hightech Realators Pvt. Ltd got approved the Building plans for land Area of 6863 sq. yard (1.417 acres) on 04.03.2021.
6. Since the M/s. Dream County Homes & Villas LLP applied to the Amritsar Development Authority for regularization of the unauthorized colony having project area of **1.79 acres** prior to execution of sale deed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH Hightech Realators Pvt. Ltd, as such, ADA granted approval for regularization of the unauthorized colony to M/s. Dream County Homes & Villas vide letter No. **ADA/CA/ASR/2021/6783 dated 21.05.2021.**
7. The remaining of the land area 0.554 acres (1.79-1.236) is in the name of M/s. Dream County Homes & Villas, which is lying vacant as of now.
8. M/s. Dream County Homes & Villas LLP (**First Party)** has another stretch of land adjoining to the premises of project of M/s. GGH Hightech Realators Pvt. Ltd. (**Second Party)** and a **'Joint Development Agreement'** dated 19.05.2023 to make

development/construction in an area of **863 sq. yards** was executed between both these promoter companies subject to certain conditions including the following conditions:

I. The First party grants rights to Second Party to develop the land as per approved layout plan ,develop/construct apartments and the Second Party would obtain all project approvals and develop/construct apartments.

II. The First party grants selling/marketing rights to Second Party for the apartments in the approved project in compliance with RERA provisions.

III. In lieu of land of the First party , the Second Party shall give 3 no. of apartments details of the apartment Nos. (B-202,B-402,B-502)

9. Therefore, M/s. GGH Hightech Realators Pvt. Ltd has land area of 6000sq. yards (1.236 acres) by way of sale deed executed on **20.09.2014 and 24.12.2015** between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH Hightech Realators Pvt. Ltd.Besides, M/s. GGH Hightech Realators Pvt. Ltd has 863 sq. yards of land area by way of **'Joint Development Agreement'** dated 19.05.2023.Thus, the total project area of M/s. GGH Hightech Realators Pvt. Ltd is 6863 sq. yards, for which layout plan has been got approved from Amritsar Development Authority.
10. Mr. Vikas Mehra and Mr. Aashish Mehra are the partners of M/s. Dream County Homes & Villas LLP and both are partners of M/s. GGH Hightech Realators Pvt. Ltd.

11. An affidavit dated 28.08.2023 was given by the partners of M/s. Dream County Homes & Villas to the effect that:

a. That Property bearing Khasra No. 74//22, 74//23/1, 80/2, 80/3 min owned by GGH Hightech Realtors Pvt. Ltd. vide sale deed dated 29-09-2014, Document No. 5321, Book No. 1, Volume No. 6037, Pages No. 75-95 and Sale Deed Dated 24-12-2015, Document No. 12340, Book No. 1, Volume No. 6530, Pages No. 91-93.

b. As per Regularization Certificate No. ADA/CA/ASR/2021/6783-6779 Dated 21-05-2021 issued by Amritsar Development Authority, PUDA Bhawan, Green Avenue, Amritsar M/s Dream County Home and Villas LLP paid regularization Fees to ADA Amritsar.

c. That in GGH Hightech Realtors Pvt. Ltd. Managing Directors are Mr. Vikas Mehra and Mr. Aashish Mehra and M/s Dream County Homes and Villas, is also owned by us.

d. That we have no objection if the above said Land or Regularization Fees transfer in the name of GGH Hightech Realtors Pvt. Ltd. Copy of Regularization Certificate for Unauthorize Colony attached herewith in which above said land measuring 6863 Sq.yards mentioned in the serial No. 20.

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for residential colony (Group Housing Project) namely "Beverly Heights" at Village Manawala, Near Best Price, District Amritsar, Punjab and ask Punjab Pollution Control Board

to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.

2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.

3. The Project Proponent shall submit the details of the construction activity carried out in the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.

14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.

17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

18. Examine the details of transport of materials for construction which should include source and availability.

19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

20. Baseline data should not be older than 3 years.

21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No. 267.08: Application for Environment Clearance under EIA Notification dated 14.09.2006 for new steel manufacturing unit located at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab by M/s Eco Special Plates & Flats (P) Ltd (SIA/PB/IND1/449955/2023).

The industry was granted auto Terms of Reference vide dated 21.02.2023 under EIA Notification dated 14.09.2006 for new steel manufacturing unit located at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab.

Now, the industry has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for steel manufacturing unit having proposed capacity 2,36,250 TPA of steel ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra, Bloom, Slab, Plates by installing 02 No. of Induction furnace of capacity 1X15 TPH & 1X 30 TPH, 01 No. of concast and 02 No. of rolling mill at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab. The total plot area of the project is 6.58 acre. The project is covered under category 3(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The industry has submitted final EIA report after incorporating the compliance of Terms of Reference. The total cost of the project is 4981.44 lakh. In this regard, the industry has deposited Rs. 1,24,536/- vide Reference no. – C784100123150118 dated 10/01/2023 and Rs. 3,73,608/- vide Reference No. – C715191023112318 dated 19.10.2023. The adequacy of the fee has been checked & verified the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 23630-33 dated 29.09.2023 furnished the comments on the suitability of site, construction status and pollution control status as under:

"Suitability of site:

The new site falls adjoining to M/s Neelkanth Multimetals Pvt Ltd, (Induction Furnace). The site of the industry (Vill. Chattarpura) falls in Industrial Zone as per notified Master Plan of Mandi Gobindgarh. Hence, the site is suitable for the installation of proposed unit.

Adequacy of Pollution Control Proposal:

For discharge of emissions from Induction Furnace of 15 TPH and 30 TPH, the industry has proposed to install pulse jet bag filter with offline technology. As per the current practice, the proposed arrangements for tapping of primary emissions are adequate in principle, but the industry is required to make adequate arrangements for control/tapping of secondary emissions generated from the furnaces of CCM as well. Further, for domestic wastewater, STP of 10 KLD capacity is to be installed which is adequate.

The industry has submitted proposal of developing green area @ 8769.97 sqm in new premises (i.e. 33% of the total area of the project i.e. 26547.94 sqm), as such, green area proposed by the industry is adequate.

Construction Status:

No construction work of the proposed project has been started at site. Only boundary wall at site has been done."

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Sh. Anuj Goyal Director M/s Eco Special Plates & Flats (P) Ltd.
(ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

During meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	**M/s Eco Special Plates & Flats (P) Ltd.** Anuj Goyal **Director**
1.2	Proposal:	**SIA/PB/IND1/449955/2023**
1.3	Location of Industry:	Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District-Fatehgarh Sahib, Punjab
1.4	Details of Land area & Built-up area:	6.58 Acre
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	Rs. 49.8144 Crores
1.7	Compliance of Public Hearing Proceedings	**Compliance** The EIA report contains proceedings of the public hearing that was conducted on project site on 31st May 2023 and compliance thereof.
2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Master Plan submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land document submitted.
3	**Forest, Wildlife and Green Area**	

3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No, an undertaking in the prescribed format has been submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in the prescribed format has been submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in the prescribed format has been submitted.
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable
3.6	Green area requirement and proposed No. of trees:	As per the conceptual plan, the green belt area is 8769 sqm i.e., 33% of total area and an estimated 1315 trees will be planted.

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

Description	Proposed
Production Capacity	2,36,250TPA Steel Ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra, Bloom, Slab, Plates
Raw Materials	MS Scrap, Ferro Alloys – 2,48,500 TPA
Equipment's	Induction Furnace –15 TPH & 30TPH
	Concast Machine – 01 No.
	Rolling Mill – 02 No.
Project Cost	Rs. 49.8144 Crores
Manpower	200
Total water requirement (KLD)	299
Domestic water requirement (KLD)	9
Cooling water requirement (KLD)	290
Power Supply (KW)	Phase-I- 9500, Phase-II- 12000,

		Total- 21500 Source- Punjab State Power Corporation Limited, Punjab
	D.G. Set	1x 500 KVA
	Working Days	350 working days in year-round the clock
4.1	**Manpower**	
4.2	Population details	Total- 200
5	**Water**	
5.1	Total water requirement:	299 KLD
5.2	Source:	tube well
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Not submitted.
5.4	Total water requirement for domestic purpose:	9.0 KLD
5.4.1	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 7.2 KLD
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	STP of capacity 10 KLD
5.5	Total water requirement	299KLD
5.5.1	Total effluent generation:	There are no generations of effluents from process.
5.5.2	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	NA
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through STP and will be used for plantation within premises.
5.7	Cumulative Details: Water Consumption for Summer (KLD)	
	Source of water supply	**Own Tube- well**
	Consumption of Water (KLD) – Summer season	

		Proposed
	Domestic	9.0 KLD
	Cooling	290 KLD
	Total	299 KLD
	Consumption of Water (KLD) – Winter and rainy season	
	Domestic	9.0 KLD
	Cooling	200 KLD
	Total	209 KLD

5.8	Rain water harvesting proposal:	**Outside:** The industrial unit has adopted one village pond for rain water harvesting. The total recharge potential will be 49,717.395 m^3/year. NOC obtained from Sarpanch is submitted. Further, all the waste water of nearby village Bronga Buland, Block Amloh.
6	**Air**	
6.1	Details of Air Polluting Machinery and APCDs installed are as under:	

PROPOSED			
S.No.	**Source**	**PROPOSED**	**APCD**
1.	Induction Furnace	1X15 TPH & 1X30 TPH	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.
2.	DG Set	1X500KVA	Stack with adequate height

7	**Waste Management**	
7.1	Total quantity of solid waste generation	

S.No.	**Waste Category**	**Proposed**	**Disposal**
1.	Slag	21.3 TPD	Sent to M/s A.S. Industries for final disposal under proper agreement.

7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Not Applicable
7.3	Details of management of Hazardous Waste.	

S.No.	**Waste Category**	**Proposed**	**Disposal**
1.	35.1 Flue gas cleaning residue	0.5 TPD	Send to M/s Madhav KRG Environmental Solutions Private Limited for final disposal under proper agreement.

		2.	Used Oil	0.02 Kl/annum	Used as Lubricant within the industry/sent to authorized recyclers.
		3.	Slag	21.3 TPD	Sent to M/s A.S. Industries for final disposal under proper agreement.

8 Energy Saving & EMP

8.1 Power Consumption:

Description	Proposed	Total
Power Requirement (KW)	Phase-I – 9500 Phase-II - 12000	21500
Source	Punjab State Power Corporation Limited, Punjab	

8.2 Energy saving measures:

i) LED shall be used in place of inter lighting.
ii) Street lighting shall be done completely with solar energy.

9. **Additional Environmental activities-**

Sr. No.	CER Activities	Budget Allocation	Timeline
1.	Rejuvenation of Village Pond (Bronga buland) as per Baba Seechawal Model	Rs 30 Lacs	Before coming monsoon in the month June 2024.
2.	Tree Plantation 200 Trees & Rainwater Harvesting in Govt School	Rs 7 Lacs	In monsoon seasons of year July 2025
3.	Solar Power Plant 30KW in Govt School	Rs 12 Lacs	In the Month of August 2026

10. **EMP BUDGET**

S. No	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
1	Pollution Control during construction stage	5.0	2.0
2	Air Pollution Control (Installation of APCD)	140.0	10.0
3	Water Pollution Control/ STP up-gradation	20	5.0
4	Noise Pollution Control	5.0	1.0
5	Landscaping/ Green Belt Development	13.2	13.2 (for Three years)
6	Solid Waste Management	10.0	5.0
7	Environment Monitoring and Management	5.0	3.0

	8	Occupational Health, Safety and Risk Management	10.0	2.0
	9	RWH	10.0	0.50
	10	Miscellaneous	4.0	--
		TOTAL	**222.2**	**41.7**

	Name & Address of the Person	Detail of query/ statement/ information/ clarification sought by the person present	**Reply of the query/statement information/clarification given by the Project Proponent**	**Action Plan**	**Time Line**
1.	Sh. Major Singh Village, Chatarpura	a) Whether there will be any harm to the village due to pollution?	The Environment Consultant of the industry informed that PTFE membrane bag filters and side hoods of latest technology shall be installed as APCD, which will not let any kind of air pollution. Further, stringent standard of 50 mg/Nm3 will be achieved and he assured there will be no harm due to pollution. Also, an online monitoring system will be installed on the stack which will be connected to the servers of Punjab Pollution Control Board and Pollution Control Board and online readings will always be available.	APCS will be constructed along with the erections of plan and machinery.	The system will be operated with the commission of plan.
		b) Whether the youth of our village will get employment in the unit?	The Environment Consultant informed that about 200 employees are to be employed in the industry and priority will be given to the people of the village.	Regular employment will be offered to locals subjected to suitable for jobs.	Regular employees will be enrolled two months before the commissioning of plan.

2.	Sh. Malkit Singh Village, Ambey Majra	a) Where the public hearing is being held, should be shown and also what arrangements have been done by the industry to manage their sewage?	Assistant Environmental Engineer informed that the public hearing is being held in the industry due to heavy rains at the project site. The existing industry does not come under the ambit of EIA notification as informed by the owner of the industry and Assistant Environmental Engineer requested that questions be asked only about the upcoming project for which public hearing is being conducted.	-	-
		b) What will be the effect of the sewage system whether pollution will be harmful?	The Environmental Consultant of the industry replied that if the complaint is related to any other industry, then that Pollution Control Board can be contacted separately. The environment consultant of project informed that today we have gathered for the public hearing of M/s Eco Special and Flats Private Limited which is to be set up at the adjacent place. One 30 ton and one 15-ton furnace are to be installed in this project and 33%	STP will be constructed along with other construction work	STP will be operated with the operation of plan.

			green area will be left in this new project mandatory. In this regard, a semi-annual report has to be submitted by the industry to Government of India and you can also view that report by going to the Parivesh portal of the Government of India along with the conditions of environment clearance. The environmental consultant of the industry brought out that STP of 10 KLD will be installed in the unit. The treated effluent from the STP will be used in the green belt and no water will be left out.		
		c) He also alleged that the members of the public who came to attend the public hearing do not know anything. He alleged that people are suppressed by giving money and this thing has been said by the people themselves and not by him. People's	Assistant Environment Engineer asked Mr. Malkit Singh that if there is a problem with any particular factory, then he can inform the Board separately and the officers of the Board will take him along to verify the complaint. He again requested that if there is any question about this project, for which this public hearing is being held, then he can ask.	-	-

		queries are not being heard and they can only speak in the High Court. He informed that a complaint has been filed by Rudra Factory in the police station against him for speaking against the factory. He claimed that he speaks on the basis of proof and does not speak without proof. He further claimed that pollution has not stopped and he is not against industry. He submitted that he has given many complaints and no action is taken on them. Further, no common man can enter the factory and check.	After this, a gentleman sitting in the public hearing asked Mr. Malkit Singh that where will the people go if there are no industries on which Mr. Malkit Singh debate and directed that all objections be included in the public hearing. Thereafter, Assistant Environment Engineer Punjab Pollution Control Board asked public in the public hearing to raise their hands who are in favor of this expansion project and most of the people present raised hands in favor of this project. He then asked the people to raise their hands in disfavour of the project. The public hearing was attended by 81 persons. The public hearing ended with vote of thanks to the chair.		

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for new steel manufacturing unit located at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab subject to the standard conditions:

I. Statutory compliance

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

i. The project proponent shall install 24x7 continuous emission monitoring system at the inlet as well as at the outlet (stack) of each APCD to monitor the SPM concentration with respect to standards prescribed in Environment (Protection) Rules 1986 vide G.S.R 277 (E) dated 31st March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7th December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

IV. Noise monitoring and prevention

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

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

V. Energy Conservation measures

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

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

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

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

VI. Waste management

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

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

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

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

VII. Green Belt

i. Green belt shall be developed in an area of 8769 sqm (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. All tall saplings (minimum 6 feet height) of indigenous species will be planted.

VIII. Public hearing and Human health issues

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

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

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

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

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

IX. Environment Management Plan

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

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

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

S. No	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
1	Pollution Control during construction stage	5.0	2.0
2	Air Pollution Control (Installation of APCD)	140.0	10.0
3	Water Pollution Control/ STP up-gradation	20	5.0
4	Noise Pollution Control	5.0	1.0
5	Landscaping/ Green Belt Development	13.2	13.2 (for Three years)
6	Solid Waste Management	10.0	5.0
7	Environment Monitoring and Management	5.0	3.0
8	Occupational Health, Safety and Risk Management	10.0	2.0
9	RWH	10.0	0.50
10	Miscellaneous	4.0	--
	TOTAL	**222.2**	**41.7**

Additional Environmental Activities:

Sr. No.	CER Activities	Budget Allocation	Timeline
1.	Rejuvenation of Village Pond (Bronga buland) as per Baba Seechawal Model	Rs 30 Lacs	Before coming monsoon in the month June 2024.
2.	Tree Plantation 200 Trees & Rainwater Harvesting in Govt School	Rs 7 Lacs	In monsoon seasons of year July 2025
3.	Solar Power Plant 30KW in Govt School	Rs 12 Lacs	In the Month of August 2026

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

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

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

X. Validity

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

XI. Miscellaneous

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

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

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

iv. The project proponent shall monitor the criteria pollutants level namely; PM_{10}, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.

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

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

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

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

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

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

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

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

XII. Additional Conditions:

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

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

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

Item No. 267.09: Application for Environmental Clearance under EIA notification dated 14.09.2006 for develop the Hotel project namely "Hotel Holiday Inn and Hotel Crown Plaza" at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar by M/s NK Sharma Hospitality Pvt Ltd. (Proposal No. SIA/PB/INFRA2/450132/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for develop the Hotel project namely "Hotel Holiday Inn and Hotel Crown Plaza" at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar. The land area of the project is 12,104.93 sqm having built up area of 41672.93 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has deposited Rs. 83,346/- vide UTR No. SBIN52390693055 dated 17.10.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 5501 dated 17.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 07.11.2023 and it was observed as under:

1. *As per the site shown by the representative, earlier, a marriage place M/s Sharma Farms was running in the proposed site. However, as observed during site visit, the shed of the marriage place has been dismantled.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

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

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific sitting guidelines as per the Department of Science, Technology Environment, Government of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

(i) Sh. R.K Mittal, General Manager M/s NK Sharma Hospitality Pvt. Ltd.
(ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

During meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	**"Hotel Holiday Inn and Hotel Crown Plaza**" by M/s NK Sharma Hospitality Pvt. Ltd.
1.2	Proposal:	**SIA/PB/INFRA2/450132/2023**
1.3	Location of Project:	Village Bishanpura, Zirakpur, tehsil Dera Bassi, distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Total land area of project 12104.93 sqm Total built up area of project 41672.93 sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 212.18 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Not submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The land document of area 14 Bigha 9 Biswa 11 Biswasi has been submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. Project Proponent submitted an undertaking in this regard.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. Project Proponent submitted an undertaking in this regard.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. Project Proponent submitted an undertaking in this regard.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	As per the checklist, the Project Proponent has informed that the project is not located in any notified eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total area for the greenbelt development is 1003.55 m^2 (108.55 m^2 on ground + 895 m^2 on Floors). Total no. of trees to be planted - 186

4. Configuration & Population

4.1 Configuration

SR. NO.	PARTICULARS	AREA
1.	Net Plot Area	12,104.93 m2
2.	FAR Achieved	1:2.58
3.	Ground coverage @ 40% permissible Ground coverage @ 37.06% achieved	4,841.97 4486.54
ESTIMATED BUILT UP AREA DETAILS		
FAR Area		**Area (m2)**
1.	Ground Floor	4486.54
2.	First	2422.22
3.	Second	2422.22
4.	Third	2280.57
5.	Typical 10 Guest Floors	18553.20
6.	Terrace	1017.04
Non-FAR Area		**Non-FAR Area**
1.	Service Floor	1855.32
2.	Basement	8635.82
Total		**41,672.93**

4.2 Details of water consumption:

S. No.	Description	Population	Total Water Consumption (KLD)	Domestic Water Consumption (KLD)	Flushing water consumption (KLD)
GUEST ROOM:					
1	Guest rooms-165 (**HOTEL CROWN PLAZA-FIVE STAR**) = Water required @ 320lts per persons per day (260 ltrs Domestic & 60 ltrs Flushing) Guest rooms-225 (**HOTEL HOLIDAY INN-THREE STAR**) = Water required @ 180lts per persons per day (120 ltrs Domestic & 60 ltrs Flushing)	165X2=330 225X2=450	330X320= 106 450X180= 81	330X260= 86 450X120= 54	330X60= 20 450X60= 27
2	Services Staff for Guest Rooms 300 Person @ 45lts per persons per day	300x45	14	9	5
BANQUET HALL (3.0 M^2/ PERSON) AREA=1893M^2 Total population: 1893/3= 631					
1	Floating Population - 568 Person @ 15LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	568x15	9	6	3
2	Fixed Population - 63 Person @ 45 LPD (For Non-Flushing 25 LPD and for Flushing 20 LPD)	63x45	3	2	1
RCIAL AREA 1ST,2ND,3RD FLOOR =7,124.57M^2 Total population: 7125/6= 1188					

	1	Floating Population-1069 Person @ 15LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	1069x15	16	10	6
	.2	Fixed Population 119 Person @ 45 LPD (For Non-Flushing 25 LPD and for Flushing 20 LPD)	119x45	5	4.0	1
	TOTAL		**2899**	**234**	**171**	**63**
	WASTE WATER GENERATED		**187 KLD**			

5	**Water**	
5.1	Source:	Borewell
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Not submitted
5.3	Utilization/Disposal of excess treated wastewater.	The Project Proponent proposed to dispose the excess treated wastewater in the adjoining land of 1 acre, to be developed under Karnal Technology.
5.4	Cumulative Details:	

Total water Requirement KLD	**Total wastewater generated KLD**	**Treated wastewater KLD**	**Flushing water requirement KLD**	**Green area requirement KLD**	**Into sewer KLD**
234	187	182	63	Summer-5.5 KLD Winter-4.0 KLD Monsoon-1.0 KLD	Summer-113.5 KLD Winter-115 KLD Monsoon-118 KLD

5.5	Rain water harvesting proposal:	3 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	Two DG sets shall be installed. 1X1000 KVA and 1X1500 KVA

6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	Total solid waste generation = 830 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be converted into manure using mechanical composter having capacity 290 kg/day. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total Power load =2500 KW
8.2	Energy saving measures:	Use of Solar water heating system shall provide. Solar energy will be used for street light on the roads as well as in the parks. Use of LED lamps shall be provided. Energy efficient electrical gadgets shall be used. Solar Light 20 No = 30KWH Common area (25) lights replaced with LED = 12 KWH **Total Energy saved/day 30+12 = 32 KWH** In addition to this, 25% of the rooftop area is reserved for the solar power.
8.3	Details of activities under Environment Management Plan. **Construction Phase**	

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED

1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2.	Toilets for workers	1.5	0.5	Toilets with septic tank
3.	Wind breaking curtains	2.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	1.5	0.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	90.0	---	Construction of STP
6.	Solid waste Management	6.0	- -	Making arrangement for solid waste segregation & disposal
7.	Green belt development	3.7	--	Land scaping & tree plantation
8.	Rain water harvesting	5.0	--	Construction rain water harvesting well & channel
TOTAL COST		**Rs 110.7**	**Rs 2.0**	

Operation Phase

SR. NO.	**PARTICULARS**	**RECURRING COST (Rs. LAC) ANNUALLY**	**ITEMS COVERED**
1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators

2.	Solid Waste segregation & disposal	2.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	2.5	Development of green belt, watering & manuring
4	RWH	1.0	Cleaning of channels & harvesting pits
TOTAL		**Rs 13.5**	

9 **Additional Environmental Activities:**

S. NO	ADDITIONAL ENVIRONMENTAL ACTIVITY	CAPITAL / RECURRING COST (Rs.)
1	Rejuvenation/cleaning of 2 No. Village Pond **1-** Village Bair Majra SAS Nagar Mohali 2- Village Juala Khurd SAS Nagar Mohali	**Rs 90 Lacs**
2	Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (5 sets @ 25 lacs/set).	**Rs 125 Lacs**
	Total	**215**

The Project Proponent has proposed to develop adjoining land of 6649 sqm in two pockets (on the name of the promoter company) as per Karnal Technology for the disposal of excess treated wastewater (maximum 118 KLD during monsoon season), till the time the project sewer is connected with the MC, sewer. Further, the Project proponent submitted the land documents of 1 acre land on the name of promoter company.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for develop the Hotel project namely “Hotel Holiday Inn and Hotel Crown Plaza” at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar, subject to the following standard & special conditions:

Special Condition:

(i) The Project Proponent shall not carry out any construction in the adjoining land measuring 6649 sqm in two pockets and shall develop & maintain the same under Karnal Technology, till the final outlet of the project carrying excess treated wastewater is connected with the MC 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused

for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

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

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

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

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

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

VIII. Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

Details of activities under Environment Management Plan.
Construction Phase

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit

2.	Toilets for workers	1.5	0.5	Toilets with septic tank
3.	Wind breaking curtains	2.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	1.5	0.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	90.0	---	Construction of STP
6.	Solid waste Management	6.0	- -	Making arrangement for solid waste segregation & disposal
7.	Green belt development	3.7	--	Land scaping & tree plantation
8.	Rain water harvesting	5.0	--	Construction rain water harvesting well & channel
TOTAL COST		**Rs 110.7**	**Rs 2.0**	

Operation Phase

SR. NO.	PARTICULARS	RECURRING COST (Rs. LAC) ANNUALLY	ITEMS COVERED
1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	2.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	2.5	Development of green belt, watering & manuring

4	RWH	1.0	Cleaning of channels & harvesting pits
TOTAL		**Rs 13.5**	

Additional Environmental Activities:

S. NO	ADDITIONAL ENVIRONMENTAL ACTIVITY	CAPITAL / RECURRING COST (Rs.)
1	Rejuvenation/cleaning of 2 No. Village Pond **1-** Village Bair Majra SAS Nagar Mohali 2- Village Juala Khurd SAS Nagar Mohali	**Rs 90 Lacs**
2	Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (5 sets @ 25 lacs/set).	**Rs 125 Lacs**
	Total	**215**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings

approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

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

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

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

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

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

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

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

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

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

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