



# State Environment Impact Assessment Authority (SEIAA)

## Himachal Pradesh

Ministry of Environment Forest & Climate Change, Government of India,  
at Department of Environment, Science Technology & Climate Change

Paryavaran Bhawan, Near US Club, Shimla-1

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No. DEST&CC/HPSEIAA/2025/ 77<sup>th</sup> Meeting/-

Dated: 25<sup>th</sup> February, 2026

PROCEEDINGS OF 77<sup>th</sup> MEETING OF SEIAA, HIMACHAL PRADESH, HELD UNDER THE CHAIRPERSONSHIP OF SH. ARVIND MEHTA, IAS (RETD.) ON DATED 25<sup>th</sup> FEBRUARY 2026. [PARIVESH 1.0]

### ITEM NO. 1: APPLICATIONS/ PROPOSALS FOR TOR

#### 1.1 Development of Housing Colony by M/s Urban Greens, Mohal Bindraban, Near Children Park, Tehsil-Palampur, District Kangra, Himachal Pradesh.

##### Brief outline of the project:

- |                                 |   |
|---------------------------------|---|
| a) Proposal No.                 | SIA/HP/INFRA2/438417/2023 (HP SEIAA/2023-1097)  |
| b) Project type                 | 8 (a) Building & Construction Project.<br>Development of Housing Colony by M/s Urban Greens.  |
| c) Project Location             | Khasra number 59/1 to 59/27, 67/1/1 to 67/1/8, 57/1, 66/1, 66/2, 76/1/1/1 to 76/1/1/42 falling in Mohal-Bindraban, Tehsil -Palampur, District Kangra, HP. |
| d) Capacity                     | Land area- 32,482 sqm. Built up area- 52,179.46 sqm.  |
| e) Water Consumption            | 97 KLD.   |
| f) Power requirement            | 2740 KW   |
| g) Residential plots            | 3 BHK (56*6=336 nos.) 4 BHK (28*8=224 nos.) Villas (7*6=42 nos.) Plots (72*6=432 nos.)  |
| h) STP                          | 100 KLD (MBBR technology)   |
| i) Daily base Commercial shops  | 7 shops (2 person/shop)   |
| j) Project cost                 | Rs. 86 Crores   |
| k) EMP Cost, construction phase | Capital Cost: Rs. 9.0 Lakhs, Recurring Cost: Rs. 2.00 Lakhs annually.   |

The proposed project is Development of Housing Colony by M/s Urban Greens at Bindraban, Tehsil-Palampur, Kangra, HP. Online proposal for ToR was submitted on dated 28/07/2023 and accepted by the SEIAA secretariat on dated 31/07/2023 and forwarded to SEAC secretariat. The hard copy was submitted by Project proponent on dated 02/08/2023. The case was listed in 94<sup>th</sup> meeting of the SEAC held on 7<sup>th</sup> & 8<sup>th</sup> August, 2023. The SEAC recommended the issuance of Standard ToR issued by the MoEF&CC, Gol for preparing EIA/EMP report with following additional conditions:

1. The Committee observed that this is a case of violation and is to be dealt with accordingly as per OM issued by MoEF&CC dated July 7<sup>th</sup>, 2021.
2. The project proponent shall make provision to distribute saplings of Shorearobusta/Sal plants.
3. The project proponent shall also submit detailed Solid Waste Disposal plan, Green Building Code, Disaster Management Plan, Geological Stability Report of the area, Seismic study report & Rain Water Harvesting plan etc.

The case was listed in 64<sup>th</sup> meeting of SEIAA held on dated 5<sup>th</sup> Sept., 2023. The SEIAA decided that before approving the TOR the case of violation may be registered against the project proponent by the SPCB in accordance with the provisions under EIA Notification. The office of CS vide letter dated 2/7/2024 granted permission to SPCB to register the case of violation against M/s Urban Greens. Thereafter, the applicant submitted the details referring the order dated 19.7.2025 adjusting the matter regarding commencement of construction without obtaining prior EC under Environment (Protection) Act, 1986.

The PP submitted that the Chief Secretary to the Government of Himachal Pradesh (cum Adjudicating Officer) vide order dated 19.07.2025 has adjudicated the matter regarding commencement of construction without obtaining prior Environment Clearance as required under the Environment (Protection) Act, 1986.

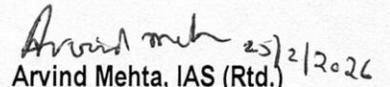
It was also informed that as per the said order, a penalty of Rs. 15,00,000/- (Rupees Fifteen lakh only) under Section 15-A(1) of the Environment (Protection) Act, 1986 was imposed on the company and PP has deposited the penalty amount to the account of the Member Secretary, H.P. State Pollution Control Board on 06.08.2025 through RTGS (UTR No.: UTIBR5202S080600354134), and the proof of payment has been given to SPCB. It has been requested to issue the necessary approvals.

The SEIAA in its 77<sup>th</sup> meeting held on 25/2/2026 deliberated on the compliance submitted by the PP and hence approved to issue Standard TORs as recommended by the SEAC in its 94<sup>th</sup> meeting held on 7<sup>th</sup> & 8<sup>th</sup> August, 2023.



D.C. Rana, IAS  
Member Secretary  
HPSEIAA

The Meeting ended with a vote of thanks to & from the Chair.



Arvind Mehta, IAS (Rtd.)  
Chairman, HPSEIAA

Date: 25<sup>th</sup> February, 2026

Place: Shimla