

Proceedings of the 211th meeting of State Environment Impact Assessment Authority (SEIAA) held on 27.07.2022 (Wednesday) in the Conference Hall No. 1 (Room No 311), 2nd Floor of MGSIPA at 10:00 AM, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

- 1) Sh. Hardeep Singh Gujral,
Chairman, SEIAA
- 2) Sh. Kamal Kumar Garg, PCS,
Member Secretary, SEIAA
- 3) Dr. Adarsh Pal Vig, Member SEIAA -cum-
Chairman, Punjab Pollution Control Board, Patiala

Er. Nikhil Gupta, Environmental Engineer SEIAA along with other supporting staff of SEIAA also attended the meeting.

Item No. 01: Confirmation of the proceedings of the 210th meeting of the State Environment Impact Assessment Authority held on 19.07.2022.

The proceedings of the 210th meeting of the State Environment Impact Assessment Authority held on 19.07.2022 had been prepared and circulated through email on 24.07.2022. No observation was received from any of the members. After taking approval from the Competent Authority, the said proceedings were uploaded on the Parivesh Portal on 26.07.2022. As such, the proceedings of the 210th meeting as circulated on 26.07.2022 stand confirmed.

Item No. 02: Action on the proceedings of the 210th meeting of State Environment Impact Assessment Authority.

SEIAA was apprised that the action on the proceedings of the 210th meeting of the State Environment Impact Assessment Authority (SEIAA) was being taken. Action taken report on proceedings of 210th would be placed in the next meeting of SEIAA. SEIAA took the note of the same.

Item no. 211.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of group housing Project namely “Sheesh Mahal Sky Line” at Pocket- A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) by M/s Sheesh Mahal Developers Limited, (SIA/PB/MIS/253518/2022).

The project proponent has filed an application for the establishment of group housing Project namely “Sheesh Mahal Skyline” at Pocket- A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) with total project area 12556.580 Sqm and proposed built up area of 40569.997 Sqm. Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The Project Proponent has proposed to construct the residential group housing project in pocket A of the existing residential colony Sheesh Mahal which has already been established on Dabwali road, Bathinda, Punjab in 43.11 acres of land. The permission for CLU for the total land area of 43.11 acres of Village Haziratan and Patti Jhuti for residential purpose from industrial in the Master Plan of the Bathinda Town has been accorded by Department of Housing & Urban Development vide its letter No. 4740/SP-432 dated 25.08.2005. The existing colony has residential plots, commercial plots, site for sports. Now, there is planning to construct residential group housing project in the township in an area of 3.10 acres (12556.580 sqm).

The project proponent submitted the Form I, 1A and other additional documents. The Project Proponent has submitted copy of layout plan approved from Municipal Town Planner, Municipal Corporation Bathinda approved vide file No. 7095 dated 17.12.2021.

The cost of the project is Rs. 39.64 Cr. The Project Proponent has deposited the processing fee amounting to Rs.81,140/- through NEFT No. PUNBH22024182758 dated 24.01.2022, as verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 07.02.2022.

Punjab Pollution Control Board vide letter no. 681-84 dated 22.02.2022 has sent the latest construction status report with details as under:

The site was visited by EE along with AEE of Regional Office, Bathinda on 21.02.2022 and observed that the proposed site was earlier a part of existing residential colony namely M/s Sheesh Mahal Enclave, developed by the project proponent in an area of 43.11 acres, which has been granted consents to operate under the provisions of the Water Act, 1974 & Air Act, 1981 and the same are valid up to 30.09.2023. The project proponent had earlier proposed to develop commercial activities in the proposed area i.e. 3.10 area and now a group housing project has been proposed in this piece of land. The point wise reply of the desired report is as under: -

Sr. No.	Description	Reply
1.	Construction status of the proposed project. Please end the clear-cut report as to whether construction has been started for the project except securing the land.	The project proponent has not started the construction work at the proposed site.
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco-sensitive structure if any.	Detail of physical structures within 500 mtr. Radius of the proposed site: - 1. The boundary of New Focal Point, Dabwali Road, Bathinda (nearest corner) exists at a distance of 78 mtrs., however water works has been constructed at the nearest corner of the proposed site, whereas nearest air polluting industry in the said focal point exists at a distance of more than 100 mtrs. From the proposed site. 2. An industry under green category namely M/s Amar Soap Factory falls within 100m from the proposed site. 3. No drain, river, eco-sensitive criteria for setting up of such type of projects.
3.	Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send a clear-cut recommendation.	Site is meeting with prescribed criteria for setting up of such type of projects.

Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

1. Mr. Tarun Bahal, General Manager on the behalf of Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S. No.	Description	Details		
1.	Name & Location of the project	Group Housing project namely "Sheesh Mahal Skyline" to be developed in pocket A of the existing residential colony namely "Sheesh Mahal" already established on Dabwali road, Bhatinda, Punjab by M/s Sheesh Mahal Developers Ltd.		
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 40,569.997 sq.m.		
3.	Copy of the Master plan duly marked with the project site	The project falls in Residential zone as per Proposed Landuse Plan of Bhatinda. However, change in land use was issued by Department of Housing & Urban Development vide its letter no. 4740/SP 432 dated 25.08.2005.		
4.	Details as per CLU certificate like Khasra no., Project area			
	Khasra No.	Area details (In Sqm)	Ownership/Lease	
	3852/2, 3829, 3852/4, 3830, 3856, 3851, 3851, 3850, 3831, etc.	12,556.580 sq.m. (or 3.10 acres).	M/s Sheesh Mahal Developers Ltd.	
5.	Copy of Memorandum of Article Association/partnership deed /undertaking of sole	List of directors, MOA of M/s Sheesh Mahal Developers Ltd. submitted.		

	<p>proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.</p>			
6.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No, self-declaration in this regard has been submitted.		
7.	Does the project cover under PLPA, 1900	No		
8.	<p>If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes,</p> <p>a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site.</p> <p>a. Status of clearance from the National Board for Wild Life (NBWL)</p>	No, Eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.		
9.	Detail of various components			
	S.no.	Description	Particulars	unit
	1.	Total Plot area (3.10 acres)	12,556.580	sq.m.
	2.	Built-up Area	40,569.997	sq.m.
	3.	Proposed Landscape Area	2,455.505	sq.m.
	4.	Expected Population	1,016 (180 dwelling units @ 5 persons/unit & Floating population @ 10 % of residential population + for commercial area 78.028 sqm @ 3 sqm/person)	Persons

5.	Total Water Requirement	127 (Residential @ 135 lpcd & floating population @ 45 lpcd)	KLD				
6.	Freshwater requirement	84	KLD				
7.	Wastewater Generation	102	KLD				
8.	Existing common STP capacity within residential colony Sheesh Mahal	Already installed common STP within residential colony Sheesh Mahal of capacity 1350 KLD	KLD				
9.	Treated Water Available for Reuse	100	KLD				
10.	Recycled Water	Flushing: 43 (@ 45 lpcd for residential population & 20 lpcd for floating population) Landscaping in Summer:14 Landscaping in Winter: 4 Landscaping in Monsoon:1	KLD				
11.	Surplus treated water	Summer: 43 Winter: 53 Monsoon: 56	KLD				
12.	Rain Water Harvesting Potential	134	m ³ /hr				
13.	Proposed Parking	397	ECS				
14.	Municipal Solid Waste Generation	383 (@ 0.4 kg/capita/day for residential & @ 0.2 kg/capita/day for floating population)	kg/day				
10.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):						
	S.No	Season	Freshwater	Reuse water			Total (KLD)
			Domestic (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
	1.	Summer	84	43	14	0	141
	2.	Winter	84	43	4	0	131
	3.	Rainy	84	43	1	0	128

S.No.	Description	Source of water													
1.	Domestic	Borewell & canal supply													
2.	Flushing purposes	Treated water													
3.	Green area	Treated water													
11	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water	<p>Water supply will be provided from Canal supply & one existing borewell located at adjoining residential plotted project namely "Ganpati Enclave" & Ganpati Enclave Phase-I".</p> <p>Permission from PWRDA has been obtained in the name of residential project "Ganpati Enclave" & Ganpati Enclave Phase-I" for abstraction of 268 KLD of ground water.</p> <p>A copy of agreement executed between M/s Ganpati Estates & M/s Sheesh Mahal Developers Limited and Executive Engineer, Bathinda Canal Division, Bathinda submitted.</p> <p>Further, a copy of MOU executed between M/s Ganpati Estates & M/s Sheesh Mahal Developers Limited, however, it has not been mentioned that the water demand of the colony to be developed by the latter shall be met through borewell located in the housing project of the former company.</p>													
12	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waster water being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, total wastewater generation will be 102 KLD which will be treated in already installed STP of 1350 KLD capacity in residential colony Sheesh Mahal.</p> <p>The details of the breakup of the utilization of wastewater is as under: -</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal* (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>43</td> <td>14</td> <td>43</td> </tr> <tr> <td>Winter</td> <td>43</td> <td>1</td> <td>53</td> </tr> </tbody> </table>		Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)	Summer	43	14	43	Winter	43	1	53
Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)												
Summer	43	14	43												
Winter	43	1	53												

		Monsoon	43	1	56
		* Remaining to be utilized for green area of residential colony Sheesh Mahal and excess is discharged to MC sewer.			
13	Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done by provisions of rain water recharging pits so as to compensate the abstraction of ground water. 3 rain water recharging pits are proposed.			
14	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	During Operation Phase, about 383 kg/day (@ 0.4 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area has already been earmarked for segregation of solid waste in the layout plan. Biodegradable waste will be composted by use of one Mechanical Composter of 200 kg.			
15	Detail of DG sets	S. No.	Description	Unit	Proposed
		1.	Power load	KVA	1,440
		Total 2 DG sets of overall capacity of 500 KVA (i.e. 2 DG sets of capacity 250 KVA each) will be installed as power back up for standby use for emergency purposes.			
16	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.			

17	Energy Requirements & Saving	Use of LEDs are proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED. solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 1,107.93 sq.m. which is @ 30% of roof top area which will generate 92.3 KW of power generation.		
18	Details of Environmental Management Plan			
	Sr. No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
1.		Construction Phase	64	9
2.		Operational Phase	-	9.5
EMP budget details during construction phase is given below:				
	S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
1.		Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5
2.		Water Pollution Control	2	1
3.		Noise Pollution Control	1	0.5
4.		Landscaping	1	0.5
5.		Solid Waste Management (Mechanical composter of 200 kg)	10	1.5
6.		Rain water Recharging (3 pits)	6	1
7.		Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2

	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2
	Total		64 Lakhs	9 Lakhs
EMP budget details during operation phase is given below:				
	S.No.	Title	Recurring Cost (in Lakhs per Annum)	
	1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	0.5	
	2.	Water Pollution Control	1	
	3.	Noise Pollution Control	0.5	
	4.	Landscaping	1.5	
	5.	Solid Waste Management (Mechanical composter of 200 kg)	1	
	6.	Rain water Recharging (3 pits)	1	
	7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	2	
	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2	
	Total		9.5 Lakhs	
19	a.	Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018	M/s Sheesh Mahal Developers will be responsible for implementation of CER (Corporate Environmental Responsibility) as well as Environment Management Plan (EMP) till the project is handed over. Rs. 1.5 crores will be spent on CER activity by providing 51 nos. of flats to weaker sections.	

	b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.	
20	<p>Details of green belt development shall include following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>a) Trees required = @1 Tree per 80 sq.m. of plot area = $12,556.580 / 80 = 157$ trees Trees proposed = 160 trees will be planted</p> <p>b) Total organized green area measures 2455.505 sq.m. i.e. 19.56% of the total plot area which area will be covered under parks within the project premises.</p>

During meeting, the Committee examined the proposal and observed that the proposed group housing project shall be established in the pocket of 3.1 acres in the residential colony namely "Sheesh Mahal" already developed by M/s Sheesh Mahal Developers Limited in the total land area of 43.11 acres. The Committee asked the Project Proponent that as to whether the promoter company M/s Sheesh Mahal Developers Limited has obtained Environmental Clearance for the residential plotted colony of 43.11 acres or not. The Project Proponent informed the Committee that public hearing for the said project was held on 18.07.2006 however, no Environmental Clearance was issued to the said project. The Committee was not satisfied with the reply given by the Project Proponent.

The Committee further observed that the water demand of the residential colony shall be met through canal water as well as through borewell already installed at the adjoining residential colony developed by M/s Ganpati Estates. The Committee asked the Project Proponent to submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy. The Project Proponent agreed to provide the said details.

The Committee examined the proposal for discharge of excess treated wastewater into MC sewer and observed that the promoter company has not obtain latest permission for discharging the treated wastewater likely to be generated from group housing project from the competent authority.

The Committee further observed that the capital as well as recurring cost of EMP proposed for development of green belt is on lower side. The Committee asked the Project Proponent to revise the same.

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

1. The Project Proponent shall submit the reply for not obtaining the Environmental Clearance for the residential project namely "Sheesh Mahal" developed by M/s Sheesh Mahal Developers Limited.
2. The Project Proponent shall submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy.
3. The Project Proponent shall submit latest permission for discharge of treated wastewater into MC sewer.
4. The Project Proponent shall submit the revised EMP after incorporating the capital and recurring cost for green area development.

Deliberations during 216th meeting of SEAC held on 14.03.2022.

The meeting was attended by the following:

1. Mr. K.M Gupta, Licensing Head, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

During meeting, the project proponent presented the reply of the observations raised by the Committee, which is as under:

Sr. No.	Detail of the Document	Reply
1.	The Project Proponent shall submit the reply for not obtaining the Environmental Clearance for the residential project namely "Sheesh Mahal" developed by M/s Sheesh Mahal Developers Limited.	The application for Environmental Clearance of Residential plotted project namely "Sheesh Mahal" was filed to Ministry of Environment & Forest, New Delhi as per EIA Notification, 1994 for proposed development in 43.11 acres of land. Further, Public hearing was also conducted on 18.07.2006 by Punjab Pollution Control Board. After hearing, proceedings were forwarded to Secretary, Govt. of India, Ministry of Environment & Forest, New Delhi for further consideration. Copy of letter from PPCB in this regard submitted. In the meanwhile, EIA Notification, 2006 dated 14.09.2006 was issued by the MoEF, wherein it was stated that residential

		projects having plot area less than 50 hectares does not require Environmental Clearance. In the light of this notification, our adjoining residential plotted project namely “Ganpati Enclave” having an area of 23.64 hectares was returned from MoEF stating that plot area less than 50 hectares does not require prior Environmental Clearance. Copy of letter from MoEF w.r.t. Ganpati Enclave submitted. Thus, residential plotted project namely “Sheesh Mahal” of 43.11 acres (17.44 Hectare) which is less than 50 hectares does not require Environmental Clearance.													
2.	The Project Proponent shall submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy.	Overall water requirement for plotted colony projects namely “Ganpati Enclave & Ganpati Enclave Phase-1” & “Sheesh Mahal” including group housing project “Sheesh Mahal Skyline” is 1060 KLD. Out of 1060 KLD, 268 KLD will be obtained from borewell for which permission has already been obtained from PWRDA. Copy of grant certificate from PWRDA submitted. Remaining 792 KLD will be taken from canal supply. Agreement executed for canal water supply submitted.													
3.	The Project Proponent shall submit latest permission for discharge of treated wastewater into MC sewer.	Due to transfer of Commissioner, post is vacant and new Commissioner will be appointed after results of election. Later on, permission for discharge of treated wastewater into MC sewer will be obtained and submitted. Further, it is to assure you that copy of the same will be submitted prior to SEIAA, Punjab meeting. Undertaking in this regard submitted.													
4.	The Project Proponent shall submit the revised EMP after incorporating the capital and recurring	Revised Environmental Management Plan during construction & operation phase is as under. <table border="1" data-bbox="587 1756 1394 1977"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost</th> <th>Recurring Cost (In Lacks</th> <th>Recurring Cost (In</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sr. No.	Title	Construction Phase		Operation Phase	Capital Cost	Recurring Cost (In Lacks	Recurring Cost (In					
Sr. No.	Title	Construction Phase			Operation Phase										
		Capital Cost	Recurring Cost (In Lacks	Recurring Cost (In											

cost for green area development.		(In Lakhs	per annum)	Lacs per annum)	
	1.	Air Pollution Control (Tarpaulin Sheets/barricading, water sprinklers, etc.)	5	0.5	0.5
	2.	Water pollution Control	2	1	1
	3.	Noise Pollution Control	1	0.5	0.5
	4.	Landscaping	2	3 (for 3 years)	2
	5.	Solid Waste Management (Mechanical Composter of 200 kg)	10	1.5	1
	6.	Rain water Recharging (3 pits)	6	1	1
	7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
Total		65 Lacs	11.5 Lacs	10 Lacs	

The Committee after careful perusal of the reply has asked the Project Proponent to submit the details of built-up area based on actual and as well as on per permissible FAR of the various components already constructed/to be constructed within the residential plotted project of "Sheesh Mahal". Further, the permission for discharge of excess treated waste water into MC, sewer to be provided from MC, Jalandhar.

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

1. The Project Proponent shall submit the details of built-up area based on actual and as well as on per permissible FAR of the various components already constructed/to be constructed within the residential plotted project of “Sheesh Mahal”
2. The Project Proponent shall submit the permission for discharge of excess treated waste water into sewer from MC, Jalandhar.

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

1. Mr. K.M Gupta, Authorized Signatory M/s Sheesh Mahal Developers Limited.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Project Proponent presented the reply of the aforementioned observations as under:

Sr. No.	Detail of the Document	Reply
1.	The Project Proponent shall submit the details of built-up area based on actual and as well as on per permissible FAR of the various components already constructed/to be constructed within the residential plotted project of “Sheesh Mahal”.	In this regard, the project proponent informed that the residential colony “Sheesh Mahal” is a very old project which was planned 16 years ago. The Residential plotted colony was planned over 43.11 acres of land for which change in land use was obtained vide letter no. 4740/SP 432 dated 25.08.2005. The layout plan was also approved by Chief Town Planner, Punjab, Chandigarh vide no. 1310 CTP(Pb)/SB-123 dated 07.03.2006. Although as per the earlier EIA Notification, the project was covered under the ambit of Environmental Clearance, and accordingly application was filed to MoEF, New Delhi for the proposed development work. The public hearing was conducted on 18.07.2006 by Punjab Pollution Control Board. After the hearing, proceedings were forwarded to the Secretary, Govt. of India, Ministry of Environment & Forest, New Delhi for

		<p>further consideration. Copy of letter from PPCB vide dated 21.08.2006 submitted.</p> <p>In the meanwhile, EIA Notification,2006 dated 14.09.2006 was issued by the MoEF, wherein it was stated that residential projects having plot areas less than 50 hectares do not require Environmental Clearance, and accordingly the said case was returned by MoEF. In the light of this notification, it is pertinent to mention that the other residential plotted projects, namely “Sushant City” (35.86 hectares) and “Ganpati Enclave” (23.64 hectares) along with Sheesh Mahal Developers Limited as returned by MoEF acting on this action and keeping in view the notification referred above the Punjab Pollution Control Board issued NOC and Consent from time to time from 2006 onwards till date.</p> <p>The communication in the said case was also received by the PPCB stating that plot area is less than 50 hectares hence does not require prior Environmental Clearance. Copy of letters in this regard submitted. However, the letter issued to the project “Sheesh Mahal” is presently not traceable in spite of the best efforts, being a very old case. The Project Proponent tried to obtain a copy of the letter through RTI as well as visiting the MoEF office but he did not get a copy being a very old record. However, Undertaking/Affidavit in this regard that the letter was also issued in the line of the other cases like Ganpati Estates & Sushant City Projects submitted.</p> <p>From the above-presented facts, it is clearly evident that projects having a plot area <50 Ha did not require Environmental Clearance at the time.</p> <p>Accordingly, the project was set up after getting Consent to Establish (CTE) from PPCB and is operational after getting continuous Consent to Operate from PPCB.</p> <p>In the said case, there is a record that the Public Hearing was conducted and the matter was referred to MOEF</p>
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		<p>but similarly all the colonies which came after 2006 and which were less than 50 hectares no such proceedings like public hearing or sending the file to MOEF for clarification are still being monitored by the Punjab Pollution Control Board and the Board is granting CTE and CTO from time to time, whereas the said case is much better placed as compared to the other colonies in whose case there is no clarification from the MOEF. Hence it is requested that the letter from MoEF in this regard may not be pressed upon and the application for the Environmental Clearance may kindly be considered.</p> <p>With reference to the Sheesh Mahal Skyline, it is to inform that the group housing project site was earlier kept for sale but later it was decided to construct it by themselves. Since the built-up area of this pocket is more than 20,000 sq.m thus application for environment clearance has been submitted for the group housing pocket only.</p>
2.	The Project Proponent shall submit the permission for discharge of excess treated waste water into sewer from MC, Jalandhar.	Permission for discharge of excess treated wastewater into sewer has been obtained from MC, Bathinda vide letter no. 307 dated 09.05.2022; copy of the same submitted.

The Committee perused the reply submitted by the Project Proponent and observed that the Project Proponent has not submitted the satisfactory reply w.r.t observation raised at Point No. 1 in the above table.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submit the details of built-up area based on actual and as well as on permissible FAR of the various components already constructed/to be constructed within the residential plotted project of "Sheesh Mahal".

Deliberations during 223rd meeting of SEAC held on 27.06.2022.

The meeting was attended by the following:

1. Mr. K.M Gupta, Licensing Head, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Project Proponent presented reply of the observation raised through online portal as under:

S. No.	Detail of the Document	Reply
1.	The Project Proponent submit the details of built-up area based on actual and as well as on permissible FAR of the various components already constructed/ to be constructed within the residential plotted project of "Sheesh Mahal".	The built-up area of the residential plotted plots "Sheesh Mahal" based on permissible FAR is approx. 1,40,000 sq.m. and out of which approx. 90,000 sq.m. built-up has already been constructed.

The Project Proponent apprised the Committee that:

- (i) MoEF&CC, Govt. of India, vide letter No. 21-411/2006-IA.III dated 06.02.2007 addressed to M/s Ganpati Estates, Dabwali Road, Bathinda, Punjab intimated that as per EIA Notification dated 14.09.2006, Township & Area Development Projects less than 50 Hectares do not require prior Environmental Clearance. As the proposal of M/s Ganpati Estates involves an area of 23.64 Hectare, the project does not require prior Environmental Clearance.
- (ii) Similarly, MoEF&CC, Govt. of India vide letter No. 21-405/2006-IA.III dated 21.02.2007 addressed to Sh. N.K Sehgal for their residential project namely "Sushant City" at Kot Shyamir Road, Bathinda, intimated that as per the EIA notification dated 14.09.2006, Township & Area Development Projects less than 50 Hectare do not require prior Environmental Clearance. As the proposal of M/s Sushant City involves an area of 35.86 Hectare, the project does not require prior Environmental Clearance.

The Committee perused the above said letters issued by MoEF&CC, Govt. of India and took a copy of these letters on record. The Committee observed that the residential colony "Sheesh Mahal" was planned over an area of 43.11 acre (17.24 Hectare). The change in land use was obtained vide letter No. 4740/SP 432 dated 25.08.2005. The layout plan of the project was approved by the Chief Town Planner, Punjab vide letter No. 1310 CTP (Pb)/SB-123 dated 07.03.2006. The public hearing of the project was conducted on 18.07.2006 by Punjab

Pollution Control Board (PPCB). The proceeding of the hearing was forwarded to MoEF&CC by PPCB vide letter dated 21.08.2006.

In view of the MoEF&CC, Govt. of India letters dated 06.02.2007 and 21.02.2007 issued to the projects namely “M/s Ganpati Estates” and “M/s Sushant City” that the Township & Area Development Projects less than 50 Hectare do not require Environmental Clearance, the project of residential colony “Sheesh Mahal” planned over an area of 17.24 Hectare shall also be considered on similar lines.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for the establishment of Group Housing Project namely “Sheesh Mahal Sky Line” at Pocket- A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) and as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 127 KLD, out of which 84 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

S.No.	Season	Freshwater	Reuse water			Total (KLD)
		Domestic (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
1.	Summer	84	43	14	0	141
2.	Winter	84	43	4	0	131
3.	Rainy	84	43	1	0	128

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

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

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

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 3 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) 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.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- vii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed of 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 160 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

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

/ or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

During construction phase

S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5
2.	Water Pollution Control	2	1
3.	Noise Pollution Control	1	0.5
4.	Landscaping	1	0.5
5.	Solid Waste Management (Mechanical composter of 200 kg)	10	1.5
6.	Rain water Recharging (3 pits)	6	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2
Total		64 Lakhs	9 Lakhs

During operation phase

Sr.No.	Title	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	0.5

2.	Water Pollution Control	1
3.	Noise Pollution Control	0.5
4.	Landscaping	1.5
5.	Solid Waste Management (Mechanical composter of 200 kg)	1
6.	Rain water Recharging (3 pits)	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2
Total		9.5 Lakhs

XI. Validity

This environmental clearance will be valid for a period of 10 (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 Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- v) 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.
- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.
- viii) 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.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The 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.

2.0 Deliberations during the 210th meeting of SEIAA held on 19.07.2022.

The case was considered by SEIAA in its 210th meeting held on 19.07.2022 which was attended by the following:

- i) Mr. K.M. Gupta, Authorized Signatory on the behalf of Project Proponent.
- ii) Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- iii) Ms. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

SEIAA raised a query to the project proponent to the effect as to why the project proponent did not apply for obtaining Environmental Clearance for the complete project of area measuring 43.11 acres, rather the project proponent applied for obtaining EC for a smaller part of the project.

To this the project proponent sought some time and requested to defer the case till the next meeting.

SEIAA requested to defer the case for the next meeting.

3.0 Deliberations during the 211th meeting of SEIAA held on 27.07.2022.

SEIAA was apprised that the project proponent vide letter no. 317 dated 26.07.2022 has requested to defer the matter since he is unable to attend the meeting due to earlier pre-planned engagements.

SEIAA decided to accept the request of the project proponent and defer the matter till the next meeting.

Item No. 211.02: Application for amendment in Environmental Clearance of Steel Manufacturing unit namely M/s Vardhman Adarsh Ispat Private Limited. located at village Ambey Majra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab by (Proposal No. SIA/PB/IND/279001/2022).

Earlier, the industry was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/2019/717 dated 22.08.2019 for the production capacity of 2,00,000 TPA of Billets, Ingots & Blooms, and 1,20,000 TPA of TMT Bars, Round Bars, Wire, Flats, Strips with 2 Induction Furnace of the capacity 12 TPH each and 1 Arc Furnace of capacity 15 TPH and Rolling mill.

The industry has proposed to install 1 Induction Furnace of capacity 39 TPH in place of existing Induction furnaces of capacity 12 TPH each and 1 Arc Furnace of capacity 15 TPH. However, no change has been proposed in the production capacity of the unit w.r.t Environmental Clearance granted to the industry.

The existing land area of the industry is 6.95 acres. The industry has proposed to acquire the adjoining land area of 8.51 acres on a lease basis for carrying out the modification. The industry has submitted a copy of the letter issued by the District Town Planner vide letter no. 342 dated 24.03.2022, wherein it has been mentioned that the land area of 8.51 acres falls within the MC limits of Mandi Gobindgarh. Further, the site of the industry falls in the industrial land use zone. After amendment, the total land area of the industry shall be 15.46 acres.

The industry has submitted Form-4 along with additional documents for obtaining amendment in Environmental Clearance under EIA notification dated 14.09.2006. The total cost of the project is Rs. 27.97 Cr, which includes the cost for expansion as Rs 2.97 Cr. The industry has deposited processing fee Rs. 29,700/ vide UTR no. NI79222014531755 dated 28.06.2022.

1.0 Deliberations during the 224th meeting of SEAC held on 11.07.2022.

The meeting was attended by the following:

- (i) Sh. Aswani Garg, Director, M/s Vardhman Adarsh Ispat Private Limited.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco Laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EC Coordinator, M/s Eco Laboratories Pvt. Ltd.

During the meeting, the Project Proponent apprised the Committee that the additional land area of 8.51 acres proposed to be acquired on a lease basis has now been purchased and a copy of the same was submitted. The Committee noted the same and took a copy of the said land documents on record.

The Committee asked the Project Proponent to submit the drawing indicating the layout plan in 6.95 acres of existing land by superimposing the layout plan for a total land area of 15.46 acres by clearly earmarking the location of the induction furnace, green area and other utilities. The Project Proponent submitted the superimposed layout plan and took a copy of the same on the record.

Thereafter, the Project Proponent also submitted a six-monthly compliance report for the period ending 31.03.2022 of the various conditions imposed in the earlier Environmental Clearance granted to it. The industry also submitted an undertaking to the effect that the green area of 33% of the total project area of 15.46 acres shall be developed within the industrial premises and the plantation shall be carried out from the current monsoon season.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance under EIA notification dated 14.09.2006 subject to the following special conditions:

- i) The Project Proponent shall provide 33% green area of the total project area of 15.46 acres by planting trees of native species not less than 6 feet in height.
- ii) The Project Proponent shall provide Online Continuous Monitoring System at the inlet as well as at the outlet of the APCD installed on the induction furnace for monitoring of SPM.

2.0 Deliberations during 210th meeting of SEIAA held on 19.07.2022

Due to paucity of time, SEIAA decided to defer the case for the next meeting.

3.0 Deliberations during the 211th meeting of SEIAA held on 27.07.2022.

SEIAA was apprised that the project proponent vide letter dated 26.07.2022 has requested to defer the matter since he is unable to attend the meeting due to earlier pre-planned engagements.

SEIAA decided to accept the request of the project proponent and defer the matter till the next meeting.

Item No 211.03: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a Housing project namely “Lok Awas” located at Sectors 74A, SAS Nagar, Punjab, by M/s Vera Developers Private Limited (Proposal No. SIA/PB/MIS/72657/2020).

Background and salient features of the case

Earlier the project proponent was granted Environmental Clearance vide SEIAA/2020/1484 dated 03.03.2020, for the Housing project namely “Lok Awas” located at Sector 74A, SAS Nagar, Punjab. The said EC was granted for the construction of 1348 No. of flats. The plot area and the built-up of the project were 101208 sqm and 117940 sqm respectively. The project was covered under activity 8 (a) and category B2 of EIA notification dated 14.09.2006.

The project proponent has submitted an application for obtaining expansion in Environmental Clearance for the construction of a total no. of 6200 flats by increasing the land area from 101208 sqm to 146583 sqm and built-up area from 117940 sqm to 579799.51 sqm. The Project is now covered under activity 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was issued ToR by the MoEF&CC vide letter no. 21-92/2020-IA.III dated 09.12.2020.

The project proponent has submitted Form 1, a conceptual layout plan along with the EIA report incorporated with the compliance of the Terms of References and other additional documents. The Project Proponent has also deposited the processing fee as per Govt. of Punjab notification dated 27.06.2019, amounting to Rs. 5,75,188/- through RTGS with reference no. HDFCR52022022398968540 dated 23.02.2022, as checked and verified by supporting staff SEIAA.

The Project Proponent has submitted an undertaking that the information given in the application is true to the best of his knowledge and belief and no facts have been concealed therefrom. Further, he is aware that in case any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at their risk and cost.

PPCB vide letter no. 901 dated 31.01.2022 has submitted a certified compliance report of the conditions of the previous Environment Clearance granted to the Project Proponent.

Punjab Pollution Control Board vide letter no. 1945 dated 22.03.2022 has sent the latest construction status report with details as under:

“Vide above referred e-mail dated 9/3/2022, it has been informed that M/s Vera Developers Pvt. Ltd. has submitted an application for obtaining Expansion in the Environmental Clearance

for the group housing project namely "Lok Awas" at Section 74 -A, SAS Nagar and has requested to send the report on the following points:

- 1) Construction status of the proposed project. Please send a clear-cut report as to whether construction has been started for the expansion part of the project except for securing the land.
- 2) Status of physical structures within the 500 m radius of the site including the status of industries, drain, river, eco-sensitive structures, etc.
- 3) Whether the site is meeting the prescribed criteria for setting up of such types of projects. Please sent clear-cut recommendations in this regard.

The proposed site of the project was visited by an officer of the Board on 14/3/2022 and the point-wise reply to the comments sought by SEIAA are given as under:

SR. No	Tower No.	Structure of construction
1	B-1	PCC Laid, Raft Foundation under progress
2	B-2	Basement Complete, Stilt Roof slab under progress
3	B-3	Basement Roof Slab work under progress
4	C-1	Basement Roof Slab work completed
5	C-2	Excavation work completed
6	C-3	Basement Complete, Stilt Roof slab completed, 1 st -floor work under progress
7	C-4	Basement + Stilt + 9 floors structure work completed
8	C-5	Basement + Stilt Complete
9	C-6	Excavation and PCC work completed
10	C-7A	Excavation work completed
11	C-8A	Excavation work completed

- 2) **No construction work has been started in the extension part where Environmental Clearance is yet to be obtained**, only one RMC batching plant has been set up at this site with an inbuilt dust collector and excavation work has been completed in the location of the tower C-7A & C-8A. The project proponent has provided silos for storage and transport of the cement and fly ash in the weighing chambers for making concrete. The Project proponent has provided water sprinklers to control dust emissions near the RMC site. One no. borewell has been done for extraction of groundwater for use in batching plant and a water meter has been provided. The project proponent is using the RMC from this plant as well as procuring the RMC from outside also.

3 With the expansion, the site of the project will just touch the boundary of the site of Common Bio-Medical Waste Treatment Facility M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali. No. MAH industry/cement plant/ grinding unit/ rice sheller/saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. One Air polluting industry M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali is located adjoining to the proposed site of the expansion part (Tower No. C3A & C3B). Therefore, the site of the project is not conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science and Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

It is further intimated that the proposed site is situated within the jurisdiction of M.C, Mohali/ GMADA. However, the STP installed by GMADA authorities is not adequate to cater to the quantity of additional effluent of this project. However, the up-gradation of existing STP installed by GMADA authorities is yet to be made.”

1.0 Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Mrs. Rajni Mehra, CEO, M/s Vera Developers Private Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the case as under:-

Sr. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	"Lok Awas" & M/s Vera Developers Private Limited			
1.2	Proposal:	Expansion of the residential group housing project			
1.3	Location of Project:	Sectors 74A, SAS Nagar			
1.4	Details of Land area & Built-up area:	Description	Existing	Proposed	Total

		Land area	101208 sqm	45375 sqm	146583
		Built-up area	117940 sqm	461859.51 sqm	579799.51 sqm
1. 5	Category under EIA notification dated 14.09.2006	Activity 8 (b) and Category B1			
1. 6	Cost of the project	562 Crores including the cost of land as Rs. 29.33 Crore and the cost of Construction as Rs. 532.67 Crore.			
2.	Site Suitability Characteristics				
2. 1	Whether the project is suitable as per the provisions of the Master Plan:	Submitted			
2. 2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Change of Land Use for a total land area of 25 acres (101175 sq.m) in the name of M/s Vera Developers Private Limited has been obtained from STP, Department of Town & Country Planning, Punjab vide memo no. 1369-STP (S)/55-11 (GR) dated 15.06.2018.			
3	Forest, Wildlife, and Green Area				
3. 1	Whether the project required clearance under the provisions of the Forest Conservations Act 1980 or not:	No, a self-declaration to the effect that no land covered under the Forest Conservation Act 1980 is involved in the project submitted.			
3. 2	Whether the project required clearance under the provisions of the Punjab Land Preservation Act (PLPA) 1900.	No, a self-declaration in this regard was submitted by the Project Proponent.			
3. 3	Whether the project required clearance under the provisions of the Wildlife Protection Act 1972 or not:	No, a self-declaration in this regard was submitted by the Project Proponent.			
3. 4	Whether the project is located within the 10 Km radius of the Critically Polluted Area.	No, the site of the project is located in Sector 74A, SAS Nagar			

3.5	Whether the project falls within the influence of the Eco-Sensitive Zone or not.	No, a self-declaration to the effect that the project does not fall under the Eco-sensitive zone submitted. The distance of the site of the project from Sukhna Wildlife Sanctuary was checked by this office and the same was approximately 12km.																																																																																																										
3.6	Green area requirement and proposed No. of trees:	1. As per earlier Environmental Clearance accorded to the project, the green area proposed was 5673 sqm. 2. 38011 sqm has been proposed to be developed as a green area. 25% of the area shall be developed as per the green area. Further, the total number of trees proposed to be planted is 1850 trees.																																																																																																										
4.	Configuration & Population																																																																																																											
4.1	<p>Configuration</p> <p>The details of the building blocks along with the area, no. of unit/floor and total no. of units to be constructed as mentioned in the conceptual plan re-produced as under:</p> <table border="1"> <thead> <tr> <th>POCKET</th> <th>BLOCK</th> <th>TYPE</th> <th>AREA (SQ.MT.)</th> <th>NO. OF UNIT/FLOOR</th> <th>NO. OF FLOORS</th> <th>TOTAL NO. OF UNITS</th> </tr> </thead> <tbody> <tr> <td rowspan="11">A</td> <td>A1</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>A2</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>A3</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>A3/1</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>A3/2</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>P1</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>P2</td> <td>3+3</td> <td>93.6</td> <td>4</td> <td>25</td> <td>100</td> </tr> <tr> <td>A4</td> <td>2+2</td> <td>68.9</td> <td>12</td> <td>25</td> <td>300</td> </tr> <tr> <td>A5</td> <td>2+2</td> <td>68.9</td> <td>12</td> <td>25</td> <td>300</td> </tr> <tr> <td>A6</td> <td>2+2</td> <td>68.9</td> <td>10</td> <td>25</td> <td>250</td> </tr> <tr> <td>A7</td> <td>2+2</td> <td>68.9</td> <td>10</td> <td>25</td> <td>250</td> </tr> <tr> <td>A8</td> <td>2+2</td> <td>68.9</td> <td>12</td> <td>25</td> <td>300</td> </tr> <tr> <td colspan="6">TOTAL NO. OF UNITS IN POCKET A</td> <td>2100</td> </tr> <tr> <td rowspan="3">B</td> <td>B1</td> <td>2+2</td> <td>68.9</td> <td>8</td> <td>25</td> <td>200</td> </tr> <tr> <td>B2</td> <td>2+2</td> <td>68.9</td> <td>8</td> <td>25</td> <td>200</td> </tr> <tr> <td>B3</td> <td>2+2</td> <td>68.9</td> <td>8</td> <td>25</td> <td>200</td> </tr> </tbody> </table>		POCKET	BLOCK	TYPE	AREA (SQ.MT.)	NO. OF UNIT/FLOOR	NO. OF FLOORS	TOTAL NO. OF UNITS	A	A1	3+3	93.6	4	25	100	A2	3+3	93.6	4	25	100	A3	3+3	93.6	4	25	100	A3/1	3+3	93.6	4	25	100	A3/2	3+3	93.6	4	25	100	P1	3+3	93.6	4	25	100	P2	3+3	93.6	4	25	100	A4	2+2	68.9	12	25	300	A5	2+2	68.9	12	25	300	A6	2+2	68.9	10	25	250	A7	2+2	68.9	10	25	250	A8	2+2	68.9	12	25	300	TOTAL NO. OF UNITS IN POCKET A						2100	B	B1	2+2	68.9	8	25	200	B2	2+2	68.9	8	25	200	B3	2+2	68.9	8	25	200
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	B5	1+1	44.7	8	25	200
	B7	2+2	68.9	4	25	100
TOTAL NO. OF UNITS IN POCKET B						1100
C	C4	2+1	57.5	8	25	200
	C5	2+1	57.5	8	25	200
	C6	2+1	57.5	4	25	100
	C3A	2+1	57.5	8	25	200
	C3B	1+1	44.7	16	25	400
	C3	2+2	68.9	8	25	200
	C2	2+2	68.9	8	25	200
	C9	2+2	68.9	8	25	200
	C1	2+2	68.9	8	25	200
	C7A	1+1	57.5	8	25	200
	C8A	1+1	57.5	8	25	200
	C7	1+1	57.5	8	25	200
	C8	1+1	57.5	8	25	200
	C11	2+2	68.9	8	25	200
C12	2+2	68.9	4	25	100	
TOTAL NO. OF UNITS IN POCKET C						3000
GRAND TOTAL NO. OF UNITS IN THE MASTER LAYOUT						6200
D	SCO'S	SIZE IN SFT	SIZE IN SQM	NO. OF SCO'S	NO. OF FLOORS	TOTAL NO. OF SCO'S
	1-35	20' X 80'	6.096 X 24.384	35	B+G+2	105
Land area classification:						
SITE CALCULATIONS						
DESCRIPTION				AREA (IN SQM)	AREA (IN ACRES)	PERCENTAGE (%)
LOK Awas Scheme Area				151358.35		

	Less for Area under Revenue Roads	-4775.39		
	Total Area of Scheme (In Acres)	146582.96	36.21	
	Area Under Sector Roads (In Acres)	8336.71	2.06	5.69%
	Area Under Internal Roads including surface parking	61877.03	15.29	42.21%
	RG Area (Organised) (In Acres)	23928	5.91	16.32%
	RG Area (Un Organised) (In Acres)	14083	3.48	9.61%
	Total Residential Area (In Acres Excluding EWS)	30044.75	7.42	20.49%
	Area Under EWS (In Acres)	2038.59	0.50	1.38%
	Area Under Commercial (In Acres)	5344.09	1.32	3.64%
	Area Under Substation (In Acres)	930.79	0.23	0.64%
			36.21	100%
4.2	Population details	Points	As per earlier EC	As per the fresh proposal
		No. of Flats	1348 flats @ 5 persons= 6740 persons	6200 flats @ 5 persons= 31000 persons
		No. of Shops	05 shops @ 2 persons/shop= 10 persons	35 @ 15 person/SCO= 525 persons
		Total	6750	31525
5	Water			
5.1	Total freshwater requirement:	2814 KLD		
5.2	Source:	Ground water		
5.3	Whether Permission obtained for abstraction/supply of the freshwater from the Competent Authority (Y/N)	Acknowledgment of the application submitted to PWRDA for the abstraction of ground water @ 2814 KLD submitted.		
5.4	Comparison of the total water requirement as per the earlier Environmental Clearance and a fresh proposal	Points	As per earlier EC	As per the fresh proposal
		Total Water requirement	6750 persons @ 135 lpcd persons= 911	31000 persons @ 135 lpcd= 4185 KLD

			KLD (taken as 909 KLD)	525 persons @ 45 lpcd = 24 KLD (24+4185) = 4209 KLD
5.5	Total wastewater generation:	3368 KLD		
5.6	Comparison of the total wastewater generation as per the earlier Environmental clearance & fresh proposal	Points	As per earlier EC	As per fresh proposal
6		Total wastewater generation	909 x 0.8 = 727 KLD	4209 x 0.8 = 3368 KLD
5.7	Treatment methodology: <i>(STP capacity, technology & components)</i>	STP of capacity 4900 KLD based on SBR shall be installed in modules of 500 KLD, 1000 KLD, 2000 KLD & 1400 KLD as per the increasing occupancy at the project site. The components of the STP to be installed shall be a collection tank, SBR reactors, clear water sump, Dual media filter & sludge drying beds.		
		Points	As per earlier EC	As per fresh proposal
		Proposal of STP	1100 KLD capacity	4900 KLD capacity
5.8	Treated wastewater for flushing purposes:	1395 KLD (31000 persons X 45 lpcd)		
5.9	Treated wastewater for a green area in summer, winter, and rainy seasons:	Summer- 264 KLD Winter- 86 KLD Rainy- 24 KLD		
5.10	Utilization/Disposal of excess treated wastewater.	Summer- 1709 KLD Winter- 1887 KLD Rainy- 1949 KLD The aforementioned excess treated wastewater shall be discharged into the sewer. A copy of the permission issued by GMADA vide letter no. SE(C-1)/GMADA/2019/887 dated 14.05.2019 wherein it has been mentioned that the GMADA will have no objection or allowing the project to connect the internal networks of water supply, sewerage, storm water drainage with the trunk sewer to be laid down		

		by GMADA on the sector dividing road in due course of time.						
5.11	Cumulative Details:							
	Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	Summer	4209	3368	3368	1395	264	1709
	2.	Winter	4209	3368	3368	1395	86	1887
	3.	Rainy	4209	3368	3368	1395	24	1949
5.12	Rain water harvesting proposal:			The rainwater collected from the roof top, green area and roads& paved areas has been estimated as 60045 cum/year.				
6	Air							
6.1	Details of Air Polluting machinery:			DG sets of capacity 2x1010 KVA, 4x500 KVA and 4x240 KVA have been proposed to be installed.				
6.2	Measures to be adopted to contain particulate emission/Air Pollution			Adequate stack height shall be provided for proper dispersion of the air pollutant.				
7	Waste Management							
7.1	Total quantity of solid waste generation			12505 Kg/day				
7.2	Whether a dedicated area has been earmarked for the management of the dry and wet components of the solid waste or not?			Yes, the location has been earmarked as MSW in the conceptual plan				
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)			Two no. of Mechanical Composter of capacity 300 Kg/hour each shall be installed.				
7.3	Details of management of Hazardous Waste.			Used oil@200-500 lt/annum shall be generated and the same shall be sold out to authorized recyclers/vendors.				

8	Energy Saving & EMP																																					
8.1	Power Consumption:	24000 KW																																				
8.2	Energy-saving measures:	<p>Saving measures:</p> <ul style="list-style-type: none"> Solar Light 20 No = 30 KWHD The common area (700) lights replaced with LED= 378 KWHD <p>Total Energy saved/day 30+378 = 408 KWHD</p>																																				
8.3	Details of activities under Environment Management Plan:	<p>During the construction phase General Manager, Project will be responsible for the implementation of the EMP, and during the operation phase Director shall be responsible for the implementation of the EMP.</p> <p>The details of the activities to be undertaken under the rubric of the EMP are as under:</p> <table border="1"> <thead> <tr> <th>Sr. no</th> <th>Description</th> <th>Capital Cost (Rs. in Lacs)</th> <th>Recurring cost (Rs. in Lacs)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Construction Phase</td> </tr> <tr> <td>1.</td> <td>Medical Cum First Aid</td> <td>1.50</td> <td>1.5</td> </tr> <tr> <td>2.</td> <td>Toilets for Sanitation System</td> <td>8.0</td> <td>3.0</td> </tr> <tr> <td>3.</td> <td>Wind breaking curtains</td> <td>15.0</td> <td>4.0</td> </tr> <tr> <td>4.</td> <td>Sprinklers for suppression of dust</td> <td>3.0</td> <td>15.0</td> </tr> <tr> <td>5.</td> <td>Sewage Treatment Plant</td> <td>850.0</td> <td>--</td> </tr> <tr> <td>6.</td> <td>Solid Waste Segregation & Disposal</td> <td>20.0</td> <td>--</td> </tr> <tr> <td>7.</td> <td>Green Belt including grass coverage</td> <td>80.0</td> <td>--</td> </tr> </tbody> </table>	Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)	Construction Phase				1.	Medical Cum First Aid	1.50	1.5	2.	Toilets for Sanitation System	8.0	3.0	3.	Wind breaking curtains	15.0	4.0	4.	Sprinklers for suppression of dust	3.0	15.0	5.	Sewage Treatment Plant	850.0	--	6.	Solid Waste Segregation & Disposal	20.0	--	7.	Green Belt including grass coverage	80.0	--
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8.	RWHP	35.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	3.0
11.	Noise Level Monitoring (Every Month)	--	1.0
	Total	1012.5	30.5
Operation Phase			
1.	Sewage Treatment Plant	--	12.0
2.	Solid Waste segregation & Disposal	--	25.0
3.	Green Belt including grass coverage	--	30.0
4.	RWHP	--	4.0
5.	Ambient Air Monitoring (Every 3 Months)	--	2.0
6.	Drinking Water (Every Month)	--	3.0
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	0.50
	Total	--	77

During the meeting, the Committee perused the status report furnished by Punjab Pollution Control Board wherein it has been mentioned that the Air polluting industry i.e M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali is located adjoining to the proposed site of the expansion part (Tower No. C3A & C3B). Therefore, the site of the project is not conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science and Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

In this regard, the Project Proponent apprised the Committee that the proposed land area of the project is 36.21 acres out of which permission for Change of Land Use for the total land area of 25 acres (101175 Sqm) has been granted by the Senior Town Planner, Department of Town & Country Planning, Punjab vide memo no. 1369-STP (S)/55-11 (GR) dated 15.06.2018. Further, an application has already been submitted for obtaining CLU for the remaining land area of 11.21 acres. He further informed that the site of the project falls in sector 74A, SAS Nagar, which as per the Master Plan of SAS Nagar falls in the residential zone. The Project Proponent submitted a copy of the Master Plan of SAS Nagar indicating the location of the project site falls in the residential zone. The Committee asked the Project Proponent to either submit the permission for Change of Land Use for the additional land area of 11.21 acres or a certificate for Land Use Classification of the additional land area of 11.21 acres from the District Town Planner, SAS Nagar for the establishment of a residential complex.

The Project Proponent informed the Committee that the configuration of each building block proposed to be constructed is (Basement +Stilt + 25 floors). The Committee asked the Project Proponent as to whether she has obtained the structural stability certificate for the proposed project or not. The Project Proponent apprised the Committee that she has already obtained the said certificate which has been duly authenticated by Sh. Maqsd E Nazar, M-Tech Structures having registration no. as AM/089710/0. A copy of Structural Stability certificate has been taken on record by the Committee.

The Committee observed that the project aims to generate more than 12 Ton MSW per day including dry and wet waste as such a dedicated area is required to be provided for the management of solid waste. The Project Proponent is required to submit the solid waste management layout plan earmarking with a dedicated area for carrying out solid waste management. The activities for SWM Management shall include the installation of Mechanical Composter for the treatment of wet waste, sorting of dry waste, and maturation & drying of the wet waste after the composter.

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

1. The Project Proponent shall submit the permission for Change of Land Use for the additional land area of 11.21 acres or Certificate for Land Use Classification of the additional land area of 11.21 acres from the District Town Planner, SAS Nagar for the establishment of a residential complex.
2. The Project Proponent shall submit the detailed solid waste management plan for the collection, treatment and disposal of 12 ton of waste per day including wet waste, dry waste, inert waste, recyclable and non-recyclable waste. Further, it will mark the required dedicated space in the layout plan for the management of solid waste.
3. The Project Proponent shall submit the clear configuration as 1/2/3 BHK to be constructed instead of 1+1, 2+2, 3+3. Similarly, the No. of floors of SCOs needs to be clearly mentioned instead of B+G+2.
4. The Project Proponent shall submit the detailed rain water harvesting proposal by indicating no. of pits to be constructed for recharging of ground water.
5. The Project Proponent shall check the population estimated for No. of Shops.
6. The Project Proponent shall use water efficient fixtures and revise the water balance accordingly.
7. The Project Proponent shall submit the details of components of land area, built-up area, No. of blocks, No. of Floors, No. of Units in each floor for the existing project for which the EC was granted and for the proposed expansion project.
8. The Project Proponent shall provide the reply for not conforming the siting guidelines laid down by Govt. of Punjab, Department of Science Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.

2.0 Deliberations during the 221st meeting of SEAC held on 27.05.2022.

The meeting was attended by the following:

- (i) Mrs. Rajni Mehra, CEO, M/s Vera Developers Private Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

The Project Proponent presented reply to the observations raised through Parivesh Portal as under:

Sr. No.	Observations	Reply
1	<p>The Project Proponent shall submit the permission for Change of Land Use for the additional land area of 11.21 acres or Certificate for Land Use Classification of the additional land area of 11.21 acres from the District Town Planner, SAS Nagar for the establishment of a residential complex.</p>	<p>Application for obtaining permission for Change of Land Use has been filed. Further, as per the Master Plan of SAS Nagar, the site of the project falls in the residential zone. But as the land use classification can't be authenticated by DTP or competent authority, the URL of the master plan with Khasra Numbers on it by PUDA is mentioned below. Further, a copy of the land area, wherein the project shall be established submitted.</p> <p>(URL https://puda.punjab.gov.in/?q=revenue-master-plan</p>
2	<p>The Project Proponent shall submit the detailed solid waste management plan for the collection, treatment and disposal of 12 ton of waste per day including wet waste, dry waste, inert waste, recyclable and non-recyclable waste. Further, it will mark the required dedicated space in the layout plan for the management of solid waste.</p>	<p>1000 sq. yards of the land area shall be kept for management and disposal of the solid waste. The solid waste management layout plan by earmarking a dedicated area for carrying out the composting and sorting of a dry fraction of waste submitted.</p> <p>2 No mechanical composter of capacity of 250 Kg per/hr shall be installed to convert the wet component of solid waste to compost and thereafter the said compost shall be utilized in the plantation area.</p> <p>The dry fraction of the waste shall be segregated into different fractions including paper, plastic, metal, glass, rags and inert. All these fractions of dry waste shall be stored in partition under shed area. The recyclable component of dry fraction shall be given to the authorized recyclers and inert waste shall be sent to</p>

		a sanitary landfill site.
3	The Project Proponent shall submit the clear configuration as 1/2/3 BHK to be constructed instead of 1+1, 2+2, 3+3. Similarly, the No. of floors of SCOs needs to be clearly mentioned instead of B+G+2.	The details pertaining to the configuration have been rectified and elaborated as desired in the conceptual plan. A copy of the corrected conceptual plan was submitted. As per the revised conceptual plan, the Project Proponent has proposed to construct 2100 number of dwelling units under Pocket-A of type 3 BHK & 2 BHK, 1100 number of dwelling units under Pocket-B as 2 BHK & 1 BHK and 3000 number of dwelling units under Pocket-C as 2 BHK & 1 BHK. Further, the total number of 105 SCOs shall be constructed on the pattern of (Basement + Ground + 2).
4	The Project Proponent shall submit the detailed rainwater harvesting proposal by indicating no. of pits to be constructed for recharging of ground water.	40 rainwater harvesting each having volume of 56 KL shall be constructed for collecting the rain water and recharging the groundwater. The schematic diagram of the rainwater harvesting pit to be constructed submitted.
5	The Project Proponent shall check the population estimated for No. of Shops.	There will be total 105 SCO/shops which shall be constructed on the pattern of G+2 as such the population has been considered for 5 person per shop. The total population shall be 525 for shops.
6	The Project Proponent shall use water efficient fixtures and revise the water balance accordingly.	The efficient fixtures shall be provided and revised water balance submitted. As per the revised water balance, the total water demand of the project shall be 2690 KLD out of which freshwater demand of 2039 KLD shall be met through ground water and remaining 651 KLD shall be met through recycling. The wastewater generation shall be

		<p>2152 KLD which shall be treated in the STP.</p> <p>Out of 2152 KLD of treated wastewater, in summer season 209 KLD shall be utilized in the green area of 38011 sqm, 651 KLD shall be utilized for flushing purpose and remaining 1292 KLD shall be discharge into sewer. Whereas in Winter season, 68 KLD shall be utilized in the green area 651 KLD shall be utilized for flushing purpose and remaining 1433 KLD shall be discharge into sewer and in rainy season 19 KLD shall be utilized in the green area, 651 KLD shall be utilized for flushing purpose and remaining 1482 KLD shall be discharge into sewer.</p>																					
7	<p>The Project Proponent shall submit the details of components of land area, built-up area, No. of blocks, No. of Floors, No. of Units in each floor for the existing project for which the EC was granted and for the proposed expansion project.</p>	<p>The details of the land area, built-up area of the various components to be constructed submitted, which are as under:</p> <table border="1" data-bbox="879 1171 1444 1765"> <thead> <tr> <th data-bbox="879 1171 1107 1305">Description</th> <th data-bbox="1107 1171 1265 1305">As per previous EC</th> <th data-bbox="1265 1171 1444 1305">As per revised proposal</th> </tr> </thead> <tbody> <tr> <td data-bbox="879 1305 1107 1397">Total land area in sqm</td> <td data-bbox="1107 1305 1265 1397">101208</td> <td data-bbox="1265 1305 1444 1397">146583</td> </tr> <tr> <td data-bbox="879 1397 1107 1489">Built-up area in sqm</td> <td data-bbox="1107 1397 1265 1489">117940</td> <td data-bbox="1265 1397 1444 1489">579799.51</td> </tr> <tr> <td data-bbox="879 1489 1107 1581">No. of Blocks</td> <td data-bbox="1107 1489 1265 1581">9</td> <td data-bbox="1265 1489 1444 1581">33 and 1 for shop</td> </tr> <tr> <td data-bbox="879 1581 1107 1628">No. of floors</td> <td data-bbox="1107 1581 1265 1628">25</td> <td data-bbox="1265 1581 1444 1628">25</td> </tr> <tr> <td data-bbox="879 1628 1107 1675">No. of Flats</td> <td data-bbox="1107 1628 1265 1675">1348</td> <td data-bbox="1265 1628 1444 1675">6200</td> </tr> <tr> <td data-bbox="879 1675 1107 1765">No. of Shops</td> <td data-bbox="1107 1675 1265 1765">0</td> <td data-bbox="1265 1675 1444 1765">35 (G+2)=105</td> </tr> </tbody> </table>	Description	As per previous EC	As per revised proposal	Total land area in sqm	101208	146583	Built-up area in sqm	117940	579799.51	No. of Blocks	9	33 and 1 for shop	No. of floors	25	25	No. of Flats	1348	6200	No. of Shops	0	35 (G+2)=105
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8	<p>The Project Proponent shall provide the reply for not conforming the siting guidelines laid down by Govt. of Punjab, Department of Science Technology &</p>	<p>The site of the project falls in residential zones such the project is permissible for the establishment of the residential housing project. Further, the application</p>																					

Environment vide order dated 25.07.2008 as amended on 30.10.2009.	for obtaining permission for change of land use submitted and same is likely to be issued shortly.
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During the meeting, the Committee asked the Project Proponent to submit the latest status of the permission for Change of Land Use for the additional land area of 11.21 acres. The Project Proponent apprised the Committee that the application has been filed with the Competent Authority and the permission is still awaited. The Project Proponent presented the notified Master Plan of SAS Nagar and showed that the site of the proposed housing project falls in the residential zone as per Master Plan, SAS Nagar.

The Committee observed that as per the latest construction status report submitted by PPCB vide letter no. 1945 dated 22.03.2022, the site of the project will just touch the boundary of the site of the Common Bio-Medical Waste Treatment facility (CBMWTF) namely M/s Rainbow Environments Private Limited, Balyali, Mohali. The Committee asked the Project Proponent to provide a 15 m width green belt towards the CBMWTF and submit the approved layout plan showing the location of the 15m width green belt towards the boundary of Village Balyali and the Group Housing Project. In this regard, the Project Proponent has submitted the approved layout plan of the Group Housing Project by earmarking the green belt of 15m towards CBMWTF (M/s Rainbow Environments) and the boundary of Village Balyali. The Committee took a copy of the approved layout plan on record.

After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for the expansion of a Housing project namely "Lok Awas" located at Sectors 74A, SAS Nagar, Punjab, subject to the following conditions and special condition as under:

I. Special Condition:

1. The Project Proponent shall obtain a Change of Land Use from the Competent Authority for the additional land area of 11.21 acres before starting construction activity at the said piece of land

II. 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.

III. Air quality monitoring and preservation

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

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

IV. 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 water requirement for the project shall be 4209 KLD, out of which 2814 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	Summer	4209	3368	3368	1395	264	1709
2.	Winter	4209	3368	3368	1395	86	1887
3.	Rainy	4209	3368	3368	1395	24	1949

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying freshwater for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant

is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and

stored for reuse. As per the proposal submitted by the project proponent, 40 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

V. 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.

VI. 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.

VII. 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) 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.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- vii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VIII. 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 1850 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

IX. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

X. 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.

XI. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	1.50	1.5
2.	Toilets for Sanitation System	8.0	3.0
3.	Wind breaking curtains	15.0	4.0
4.	Sprinklers for suppression of dust	3.0	15.0
5.	Sewage Treatment Plant	850.0	--
6.	Solid Waste Segregation & Disposal	20.0	--
7.	Green Belt including grass coverage	80.0	--
8.	RWHP	35.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0

10.	Drinking Water (Every Month)	--	3.0
11.	Noise Level Monitoring (Every Month)	--	1.0
	Total	1012.5	30.5
Operation Phase			
1.	Sewage Treatment Plant	--	12.0
2.	Solid Waste segregation & Disposal	--	25.0
3.	Green Belt including grass coverage	--	30.0
4.	RWHP	--	4.0
5.	Ambient Air Monitoring (Every 3 Months)	--	2.0
6.	Drinking Water (Every Month)	--	3.0
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	0.50
	Total	--	77

XII. Validity

This environmental clearance will be valid for a period of 10 (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.

XIII. 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.

XIV. 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 Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- v) 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.
- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.

3.0 Deliberations during the 208th meeting of SEIAA held on 23.06.2022.

The case was considered by SEIAA in its 208th meeting held on 23.06.2022 which was attended by the following:

- (i) Ms. Rajni Mehra, CEO, M/s Vera Developers Private Limited on behalf of the project proponent.

- (ii) Sh. Sital Singh, and Sh. Sandeep Singh and S.S. Matharu Environmental Consultants from M/s. Chandigarh Pollution Testing Laboratory.

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

SEIAA raised certain observations to which the project proponent replied as under:

Sr. No.	Observations	Reply
1.	Status of the MC sewer and the permission obtained from the local Government	No MC sewer is available in the vicinity of the project. However, the project site falls under the jurisdiction of the Municipal Council and the sewer is likely to be laid within 4-5 years by the time construction of the project is completed.
2.	Status of the 15m green buffer to be provided as proposed by the project proponent along the air polluting industry i.e. M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali as per the siting guidelines framed by the Government vide order dated 25.07.2008 as amended on 30.10.2009 for such type of subject	15m green buffer has yet to be provided.
3.	Details of the CER activities under the Environmental Management Plan in the vicinity of the project	The cost of the total project is Rs. 562 cr. and 0.75% of the said cost shall be spent on CER activities under the Environmental Management Plan after assessing the local needs of village Balyali.
4.	Status of the compliance of the conditions of earlier granted environmental clearance	PPCB vide letter no. 901 dated 31.01.2022 has submitted the compliance report in respect of the conditions of the earlier granted Environmental Clearance.
5.	Location on Layout Plan of Towers C3A and C3 B bordering M/s Rainbow	The exact location of the proposed Towers will be marked on plans and submitted

	Environments Pvt Ltd as reported by PPCB	
6.	Current status of green belt plantations excluding the proposed 15 m Buffer zone	Plantation has recently commenced

SEIAA perused the compliance of the Condition No's 5,6,12,14 of the Specific Conditions, Condition No's 1,5,6,9 of the Air Quality and Monitoring Preservation, Condition No's 5,15,19,21 of Water Quality Monitoring and Preservation, Condition No 1 of Corporative Environmental Responsibility of the earlier granted Environmental Clearance conditions and observed that as per the report of the PPCB these conditions have either not been complied with or are being partially complied with. No satisfactory reply has been submitted by the project proponent with respect to these observations of the PPCB.

SEIAA observed that this was a very large Housing Project with 6200 Flats and an expected population of 31,000 inhabitants at full occupancy. The earlier Environmental Clearance for this Project was given on 03.03.2020 for 1348 Flats and a population of 6740 persons) but despite the passage of over 2 years the following important matters have not been addressed/complied with:

- 1) The Change of Land Use for the project is yet to be obtained. No satisfactory reply has been submitted in respect of the PPCB report that the Project does not meet the siting guidelines due to the presence of the adjacent Biomedical Unit.
- 2) There is complete uncertainty regarding the proposed MC Sewer in which a huge quantity of treated wastewater of almost 5 MLD is to be discharged.
- 3) There is a lack of seriousness on the part of the Project Proponent regarding the implementation of several important conditions imposed whilst granting the original EC as detailed above. So much so that even green-belt plantations have barely commenced in a small section and that too with undersized plantation stock.
- 4) Proposed Energy saving measures will result in a saving of only 1.7% power consumption.
- 5) No proposal for CER activities has been submitted.

After detailed deliberations, SEIAA decided to defer the case and asked the proponent to submit a detailed reply to the aforesaid observations. The case be placed before SEIAA after getting a reply from the Project Proponent.

Now, the project proponent vide letter dated 16.07.2022 has submitted reply to the observations raised by the SEIAA which is annexed at **Annexure-1** of the Agenda.

4.0 Deliberations during the 211th meeting of SEIAA held on 27.07.2022.

The case was considered by SEIAA in its 211th meeting held on 28.07.2022 which was attended by the following:

- (i) Ms. Rajni Mehra, CEO, M/s Vera Developers Private Limited and Sh. Deepak Gupta, Environmental Advisor on behalf of the project proponent.
- (ii) Sh Deepak Gupta Environmental Advisor to the Promoter Company.
- (iii) Sh. Sandeep Singh, FAE from M/s. Chandigarh Pollution Testing Laboratory.

SEIAA perused the reply submitted by the project proponent dated 16.07.2022 w.r.t the observations and queries raised by SEIAA in its 208th meeting held on 23.06.2022.

SEIAA observed that there is no MC Sewer in the area and the project proponent does not have any concrete proposal for utilization of huge quantity of treated wastewater of the Project, in absence of which it will be difficult to consider the case for grant of Environmental Clearance to the project which has a very large population of over 30000 persons.

Following detailed discussions, the project proponent proposed that about 8 acres of the Project land would be set aside for raising plantations as per the Karnal technology method and the treated wastewater would be utilized in these plantations. The proposed area of 8 acres for this purpose would be made available by reducing the dwelling units in the Group Housing from 6200 flats (as proposed) to 4100 flats. Later on, as and when the project is connected with the public sewer line and treated wastewater is no longer required to be disposed through Karnal Technology plantations, an expansion in the Environmental Clearance shall be obtained for increasing the number of flats as proposed earlier. The project proponent sought 2-3 days for submitting a comprehensive plan in this regard.

SEIAA agreed to the request of the project proponent and decided to defer the case till the next meeting subject to submission of revised proposal with provision for utilization of the treated waste water within the Project premises through Karnal Technology method by reducing the number of dwelling units from 6200 to 4100 as submitted by the promoter company during the meeting. Promoter company was also asked to provide complete and satisfactory replies to the observations and queries of the Authority as recorded in the proceedings of its 210th meeting held on 19.07.2022.

Item No. 211.04: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of the group housing project namely “Marbella Grand” located at group housing site no. 3, IT City, Sector 82 Alpha, SAS Nagar, Punjab, by M/s SRG Developers & Promoters (Proposal No. SIA/PB/MIS/73021/2021).

Earlier, the project proponent was granted Environmental Clearance vide SEIAA/2018/329 dated 21.03.2018, for the group housing project namely “**Marbella Grand**” located at group housing site no. 3, IT City, Sector 82 Alpha, SAS Nagar, Punjab. The said EC was granted for construction of 704 No. of flats. The plot area of the project was 45037 sqm and total built up area was 144580 sqm. The project was covered under activity 8 (a) and category B2 of EIA notification dated 14.09.2006.

The project proponent has submitted an application for obtaining expansion in Environmental Clearance for the construction of total no. of 604 flats and 22 No. of shops by increasing the built-up area from 144580 sqm to 252940 sqm. The Project is now covered under activity 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was issued ToR by the MoEF&CC vide letter no. SEIAA/PB/MIS/ToR/02 dated 02.08.2021.

The project proponent has submitted the Form 1, conceptual layout plan along with EIA report incorporated with the compliance of the Terms of References and other additional documents. The Project Proponent has deposited the processing fee as per Govt. of Punjab notification dated 27.06.2019, amounting to Rs. 71,078 through NEFT with reference no. AXSK212090006115/3511 dated 28.07.2021. Further, the Project Proponent has also deposited the processing fee as per Govt. of Punjab notification dated 27.06.2019, amounting to Rs. 37,282/- through NEFT with reference no. AXSK220630026266 dated 04.03.2022, as checked and verified by supporting staff SEIAA.

The Project Proponent has undertaken that the information given in the application is true to the best of his knowledge and belief and no facts have been concealed therefrom. Further, he is aware that in case any information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB vide letter no. 5230 dated 14.09.2021 has submitted certified compliance report of the conditions of the previous Environment Clearance granted to the Project Proponent.

Punjab Pollution Control Board vide letter no. 2313 dated 18.04.2022 has sent the latest construction status report with details as under:

“It is intimated that vide email dated 21/03/2022 SEIAA has sought the report w.r.t. construction status of physical structures within 500 m radius of the site and compliance regarding siting criteria for this project.

It is further intimated that the project proponent was earlier granted environment clearance for establishment of group housing project namely Marbella Garand in IT city, sec-82A, Mohali having 704 flats in a plot area of 45037 sqm and built up area of 144580 sqm. As per the earlier EC, the total population on full occupancy was expected to be 3520 persons and wastewater @ 563 KLD after treatment in STP of 600 KLD will be disposed in flushing @ 158 KLD, green area @ 76 KLD and excess into GMADA sewer.

Now as per the revised proposal submitted by the project proponent the flats have reduced from 704 to 604 flats and additional 11 SCOs, 1 club house have been proposed. The built up area will be increased from 144580 sqm to 252939 sqm after revision.

The project site was visited by officer of the board on 31/03/2022 and it was observed as under:

- 1) *The representative informed that in the revised proposal following components are proposed and their status of construction is as under :*

<i>Sr. No</i>	<i>Name of blocks</i>	<i>No. of Flats</i>	<i>No. of floors</i>	<i>Status of construction</i>
1.	<i>Block-A</i>	<i>44 flats and 11 shops</i>	<i>S+23</i>	<i>Excavation started</i>
2.	<i>Block-B</i>	<i>84 flats and 4 pent houses</i>	<i>S+24</i>	<i>Structure as well as interior of S+22 floors completed</i>
3.	<i>Block-C</i>	<i>42 flats and 2 pent houses</i>	<i>S+24</i>	<i>Basement slab completed an stilt partially completed</i>
4.	<i>Block-D</i>	<i>84 flats and 4 pent houses</i>	<i>S+24</i>	<i>Basement slab completed an stilt partially completed</i>
5.	<i>Block-E</i>	<i>84 flats and 4 pent houses</i>	<i>S+24</i>	<i>Structural work of S+11 floors completed</i>
6.	<i>Block-F</i>	<i>80 flats and 4 pent houses</i>	<i>S+24</i>	<i>Structure work of S+24 floors completed interior work under progress</i>
7.	<i>Block-G</i>	<i>80 flats and 4 pent houses</i>	<i>S+24</i>	<i>Structure work of S+24 floors completed interior work under progress</i>
8.	<i>Block-H</i>	<i>80 flats and 4 pent house</i>	<i>S+24</i>	<i>Structure work of S+24 floors completed interior work under progress</i>
9.	<i>Club House</i>			<i>No construction work has been started</i>

	TOTAL	578 flats and 26 pent houses		
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- 2) The project proponent has installed one no. RMC plant at site.
- 3) The project proponent has installed one no. DG set of 62.5 KVA and one no. DG set of 125 KVA with canopy and adequate stack height.
- 4) The project proponent is yet to start the construction of rain water harvesting structure.
- 5) The GMADA has laid down sewer in the sector the GMADA has presently installed modular STP of 250 KLD and the STP is yet to be made functional properly.
- 6) A drain Jagatpura drain also passes at a distance of around 50 m outside the project premises.
- 7) No MAH industry/ cement plant/ grinding unit/ rice sheller/ saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No air polluting industry is located within 100 mtr of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

It is pertinent to mention here that the proposed site is situated within the jurisdiction of M. C, Mohali/ GMADA. However, the STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of exiting STP installed by GMADA authorities is yet to be made."

Deliberations during 219th meeting of SEAC held on 29.04.2022.

The meeting was attended by the following:

- (i) Sh. Ajay Goel, General Manager, M/s SRG Developers & Promoters.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the case as under: -

Sr. No.	Description	Details				
1	Basic Details					
1.1	Name of Project & Project Proponent:	"Marbella Grand" Developed by M/s SRG Builders & Promoters Pvt Ltd				
1.2	Proposal:	Expansion of the residential group housing project				
1.3	Location of Project:	Group Housing Site no. 3, IT City, Sector 82 Alpha, SAS Nagar.				
1.4	Details of Land area & Built up area:	S. No.	Description	Earlier EC (Sqm)	Additional (Sqm)	Total (Sqm)
		1	Land	45037	--	45037

		2	Built-Up Area	144580	108360	252940
		3	Green Area	13848	-2047	11801
1.5	Category under EIA notification dated 14.09.2006	8 (b) Township and Area Development Project				
1.6	Cost of the project	S. No.	Description	Earlier EC (Rs. In Crore)	Additional (Rs. In Crore)	Total (Rs. In Crore)
		1	Land	107.87	--	107.87
		2	Building	139.13	105	244.13
		Total		247	105	352
2.	Site Suitability Characteristics					
2.1	Whether project is suitable as per the provisions of Master Plan:	The proposed site is situated within the jurisdiction of MC Mohali/GMADA				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	GMADA vide Memo no. 2452 dated 16.01.2018 issued Allotment Letter in the name of M/s SRG Developers & Promoters Pvt Ltd. for the establishment of Group Housing Project at Group Housing Site no. 3, IT City, Sector 82 Alpha, SAS Nagar.				
3	Forest, Wildlife and Green Area					
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, Self-declaration to the effect that no land of the project is covered under the provisions of the Forest Conservations Act 1980.				
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, Self-declaration submitted				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, Self-declaration submitted				
3.4	Whether the project is located within the 10 Km	No, the site of the project located in Sector 82, SAS Nagar				

	radius of the Critically Polluted Area.																					
3.5	Green area requirement and proposed No. of trees:	<p>1. As per earlier Environmental Clearance accorded to the project proponent, total green area proposed was 13848 sq.m</p> <p>2. As per the present proposal, total green area proposed was 11801 sqm i.e 26% of the area shall be developed as green area. Further, total number of trees proposed to be planted are 795 in no.</p>																				
4.	Configuration & Population																					
4.1	Proposal & Configuration	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Earlier EC</th> <th>Additional</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flats</td> <td>704</td> <td>-100</td> <td>604</td> </tr> <tr> <td>2</td> <td>Shops</td> <td>--</td> <td>22</td> <td>22</td> </tr> </tbody> </table>	S. No.	Description	Earlier EC	Additional	Total	1	Flats	704	-100	604	2	Shops	--	22	22					
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4.2	Population details	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description (Population)</th> <th>Earlier EC (Persons)</th> <th>Proposed (Persons)</th> <th>Total (Persons)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flats</td> <td>3520</td> <td>-500</td> <td>3020 (604 Flats@5 persons per Flat)</td> </tr> <tr> <td>2</td> <td>Shops</td> <td>--</td> <td>44</td> <td>44 (22 Shops@2 persons per Shop)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Total</td> <td>3520</td> <td></td> <td>3064</td> </tr> </tbody> </table>	S. No.	Description (Population)	Earlier EC (Persons)	Proposed (Persons)	Total (Persons)	1	Flats	3520	-500	3020 (604 Flats@5 persons per Flat)	2	Shops	--	44	44 (22 Shops@2 persons per Shop)	Total		3520		3064
S. No.	Description (Population)	Earlier EC (Persons)	Proposed (Persons)	Total (Persons)																		
1	Flats	3520	-500	3020 (604 Flats@5 persons per Flat)																		
2	Shops	--	44	44 (22 Shops@2 persons per Shop)																		
Total		3520		3064																		
5	Water																					
5.1	Total fresh water requirement:	274 KLD																				
5.2	Source:	Ground water																				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Acknowledgement of the application submitted to PWRDA for abstraction of 274 KLD of ground water submitted.																				

5.4	Comparison of the total water requirement as per the earlier Environmental Clearance and afresh proposal	Points	As per earlier EC	As per fresh proposal				
		Total Water requirement	704 KLD	3020x135 lpcd +44x45 lpcd= 410 KLD				
5.4	Total wastewater generation:	328 KLD						
5.5	Comparison of the total waste water generation as per the earlier Environmental clearance & fresh proposal	Points	As per earlier EC	As per fresh proposal				
		Total wastewater generation	704x0.8 = 563 KLD	410x0.8= 328 KLD				
5.5	Treatment methodology: (STP capacity, technology & components)	STP of capacity 480 KLD based on SBR shall be installed.						
		Points	As per earlier EC	As per fresh proposal				
		Proposal of STP	600 KLD capacity based on SBR technology.	480 KLD capacity based on SBR technology				
5.5	Treatment methodology: (STP capacity, technology & components)	STP of capacity 480 KLD shall be installed.						
5.6	Treated wastewater for flushing purpose:	136 KLD						
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer-65 KLD Winter-21 KLD Rainy-06 KLD						
5.8	Utilization/Disposal of excess treated wastewater.	Summer-127 KLD Winter-171 KLD Rainy-186 KLD						
5.9	Cumulative Details:							
	Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	Summer	410	328	328	136	76	127
	2.	Winter	410	328	328	136	21	171
3.	Rainy	410	328	328	136	06	186	
*An allotment letter issued by GMADA wherein a condition has been incorporated that the allottee shall be entitled for the sewer and storm water connection in the main sewer and storm network developed by GMADA submitted.								

5.10	Rain water harvesting proposal:	The rainwater collected from the roof top, green area and roads& paved areas has been estimated as 20144 cum/year. Total no. of 12 rain water harvesting pits shall be constructed to the recharge the ground water.
6	Air	
6.1	Details of Air Polluting machinery:	DG sets of capacity 2x500 KVA, 1x240 KVA, 2x125 KVA shall be installed.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Adequate stack height shall be provided.
7	Waste Management	
7.1	Total quantity of solid waste generation	1217 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Mechanical composter for treatment of wet component of the solid waste shall be installed.
7.3	Whether dedicated area has been earmarked for the management of the dry and wet component of the solid waste or not?	Yes, location has been earmarked as MSW in the conceptual plan.
7.5	Details of management of Hazardous Waste.	Used oil@100-200 lt/annum shall be generated and the same shall be sold out to authorized recyclers/vendors.
8	Energy Saving & EMP	
8.1	Power Consumption:	3900 KW
8.2	Energy saving measures:	<ul style="list-style-type: none"> • Solar Light 20 No = 30 KWHD • Common area (800) lights replaced with LED = 432 KWHD • Solar water heater for the total water required = 500 Ltr • Energy Saving @2200 KWH annually with 100 liters solar heated water use/day • Energy Saved $500 \times 2200 / 100 = 11000$ KWH/year = 30KWH/day • Total Energy saved/day $30+432+30 = 492$ KWHD
8.3	Details of activities under Environment Management Plan: During construction phase General Manager, Project will be responsible for implementation of the EMP and during operation phase Partner shall be responsible for implementation of EMP.	

The details of the activities to be undertaken under the rubric of the EMP is as under:			
Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for Sanitation System	3.0	1.0
3.	Wind breaking curtains	14.0	5.0
4.	Sprinklers for suppression of dust	6.0	3.0
5.	Sewage Treatment Plant	100	--
6.	Solid Waste Segregation & Disposal	10	--
7.	Green Belt including grass coverage	50	--
8.	RWHP	14	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.40
11.	Noise Level Monitoring (Every Month)	--	0.5
	Total	197.5	15.90
Operation Phase			
1.	Sewage Treatment Plant	--	5.0
2.	Solid Waste segregation & Disposal	--	6.0
3.	Green Belt including grass coverage	--	12.0
4.	RWHP	--	2.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.40
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	1.0
	Total	--	31.90

The Committee perused the conceptual plan of the project for which the earlier Environmental Clearance was granted and observed that as per earlier conceptual plan, the Project Proponent has proposed to construct 704 Flats (3 BHK + Store) / (S+23) in Block 1 & 2 and Club Building in Block 3. Now, as per the expansion proposal, the total no. of 604 Flats & 22 Shops shall be constructed in Block

A (5 BHK) / (G+23), Block B (4 BHK) / (S+24), Block C (4 BHK) / (S+24), Block D (4 BHK) / (S+24), Block E (3BHK) / (S+23), Block F (3 BHK) / (S+23), Block G (3 BHK) / (S+23), Block H (3 BHK) / (S+23) & Block I – Club Building. As per the construction status report furnished by Punjab Pollution Control Board, the excavation of Block A started, structure as well as interior of S+22 floors completed in Block B, basement slab completed & stilt partially completed in Block C & D, structure work of S+11 Floors completed in Block E, structure work of S+24 floors completed & interior work under progress in Block F, G & H and no construction work has been started in Club House. The Committee apprehended that the Project Proponent may have done construction activity in the proposed expansion project.

The Project Proponent has proposed to generate 1217 kg/day of solid waste from the project. The Committee observed that the Project Proponent falls under the category of Bulk Waste Generator as per the guidelines issued by Ministry of Housing & Urban Development, framed under the ambit of Solid Waste Management Rules 2016. Further, it is required to manage the solid waste generated from the project within the project premises. The Project Proponent has not earmarked any dedicated area for the management of wet waste through mechanical composter/vermi compost and for the management of dry waste through Material Recovery Facility (MRF) within the project premises. The Committee asked the Project Proponent to earmark the dedicated area in the layout plan for the management of solid waste and submit the detailed solid waste management plan. The Project Proponent agreed to the same.

The Committee further observed that earlier the Project Proponent has proposed to develop of green area of 13848 sqm, however, as per the expansion proposal, the green area has been reduced to 11801 sqm. The Committee asked the Project Proponent to specify the reason for decrease in the green area. The Project Proponent could not submit any satisfactory reply to which the Committee directed the Project Proponent not to decrease the total green area as earlier proposed by the Project Proponent. The Project Proponent agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the reply of the aforementioned observations.

1. The Project Proponent shall submit the details of blocks to be constructed, number of basements, stilt + floors, number of flats (3 BHK, 4 BHK, 5 BHK etc.) & shops to be constructed in each block, present status of construction of each block for earlier EC granted viz-a-viz for expansion proposal.
2. The Project Proponent shall earmark dedicated area in the layout plan for the management of solid waste. Further, it shall submit the detailed solid waste management plan for the management of wet waste through mechanical composter/ vermi compost and for the management of dry waste through segregation at Material Recovery Facility (MRF).
3. The Project Proponent shall not decrease the green area from 13848 sqm, as proposed earlier.
4. The land area mentioned in the conceptual plan does not match with the land area mentioned in the application form. The Project Proponent shall clarify the actual land area for which the Environmental Clearance has been sought.

5. The Project Proponent shall also submit the estimation of population, water consumption, waste water generation, re-use of treated waste water for flushing & green area and ultimate disposal of surplus water.

Deliberations during 223rd meeting of SEAC held on 27.06.2022.

The meeting was attended by the following:

- (i) Sh. Ajay Goel, General Manager, M/s SRG Developers & Promoters.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

The Project Proponent submitted reply of the observations raised through online portal is as under:

Sr . No	Observation	Reply		
1.	The Project Proponent shall submit the details of blocks to be constructed, number of basements, stilt + floors, number of flats (3 BHK, 4 BHK, 5 BHK etc.) & shops to be constructed in each block, present status of construction of each block for earlier EC granted viz-a-viz for expansion proposal.			
	(i) Details as per earlier Environment Clearance:			
Sr.No	Blocks	BHK details	No's of Unit	FAR Area
1.	Block 1	3 BHK +1	526 Flats	70795 Sqm
2.	Block-2	3 BHK +1	176 Flats	32208 Sqm
3	Block-3	Club		1672 Sqm
	Total		702	FAR 104675 Sqm Non FAR 39863 Sqm Total 144580 Sqm
	(ii) Details as per expansion proposal:			
Component	Flats	Area	Work Completed	
Tower A	44 Flats	25069.341 Sq. Mtr.	0%	
Tower B	84 Flats + 4 Penthouse	25300.986 Sq. Mtr.	30%	
Tower C	42 Flats + 2 Penthouse	14257.139 Sq. Mtr.	5%	
Tower D	84 Flats + 4 Penthouse	26681.586 Sq. Mtr.	5%	
Tower E	84 Flats + 4 Penthouse	16344.833 Sq. Mtr.	20%	

	Tower F	80 Flats + 4 Penthouse	17905.891 Sq. Mtr.	40%
	Tower G	80 Flats + 4 Penthouse	17905.891 Sq. Mtr.	40%
	Tower H	80 Flats + 4 Penthouse	25655.879 Sq. Mtr.	40%
	Clubhouse		2950.089 Sq. Mtr.	0%
	Area Under Skywalk		388.812 Sq. Mtr.	
	Total F.A.R.	604 Units	172460.447 Sq. Mtr.	
	Non F.A.R.		80838.628 Sq. Mtr.	
	Total		252940 Sq. Mtr	
2.	The Project Proponent shall earmark dedicated area in the layout plan for the management of solid waste. Further, it shall submit the detailed solid waste management plan for the management of wet waste through mechanical composter/ vermi compost and for the management of dry waste through segregation at Material Recovery Facility (MRF).		<p>50 sq. yards of the land area shall be left for management and disposal of the solid waste. The solid waste management layout plan by earmarking dedicated area for carrying out the composting and sorting of dry fraction of waste submitted.</p> <p>1 No mechanical composter of capacity 50 Kg per/hr shall be installed to convert the wet component of solid waste to compost and thereafter the said compost shall be utilized in the plantation area.</p> <p>The dry fraction of the waste shall be segregated into different fractions including paper, plastic, metal, glass, rags and inert. All these fractions of dry waste shall be stored in partition under shed area. The recyclable component of dry fraction shall be given to the authorized recyclers and inert waste shall be sent to sanitary landfill site.</p>	
3.	The Project Proponent shall not decrease the green area from 13848 sqm, as proposed earlier.		No area will be decreased. The total green area will 13848 Sqm.	
4.	The land area mentioned in the conceptual plan does not match with the land area mentioned in the application form. The Project Proponent shall clarify the actual land area for which the Environmental Clearance has been sought.		Land area is 45041.51 Sqm.	
5.	The Project Proponent shall also submit the estimation of population, water consumption,		As per the revised water balance, total water demand of the project shall be 410 KLD against	

<p>and waste water generation, re-use of treated waste water for flushing & green area and ultimate disposal of surplus water.</p>	<p>the projected population of 3020 persons. The total waste water generation shall be 328 KLD which shall be treated in the STP. The treated wastewater of quantity 201 KLD shall be comprising of the streams carrying 136 KLD to be utilized for flushing purpose and 76 KLD to be utilized for green area development in the summer season, whereas, in the winter season 136 KLD shall be utilized for flushing purpose and 21 KLD shall be utilized into green area development. In rainy season, the total quantity of 136 KLD shall be utilized for flushing purpose and remaining 6 KLD shall be utilized into green area. The excess treated wastewater of quantity 127 KLD, 171 KLD & 186 KLD shall be discharged into public sewer.</p>
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During meeting, the Project Proponent apprised the Committee that the construction activity has been undertaken as per the existing Environmental Clearance granted to the Project Proponent. Further, no construction has been started or undertaken at the project site as per the expansion proposal. The Committee noted the same.

The Committee further examined the certified compliance report of the earlier Environmental Clearance granted to the Project Proponent and was satisfied with the same.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the expansion of the group housing project namely "Marbella Grand" located at group housing site no. 3, IT City, Sector 82 Alpha, SAS Nagar, Punjab and as per the details mentioned in the application proposal and subsequent presentation /clarifications made by the project proponent and his consultant 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

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

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 410 KLD, out of which 274 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	Summer	410	328	328	136	76	127
2.	Winter	410	328	328	136	21	171
3.	Rainy	410	328	328	136	06	186

- a) 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.
- b) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be

utilized by storing the same within the particular component or in a common place in the project premises.

- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 12 no.

recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) 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.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- vii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed of 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 795 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile

STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for Sanitation System	3.0	1.0
3.	Wind breaking curtains	14.0	5.0
4.	Sprinklers for suppression of dust	6.0	3.0
5.	Sewage Treatment Plant	100	--
6.	Solid Waste Segregation & Disposal	10	--
7.	Green Belt including grass coverage	50	--
8.	RWHP	14	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.40

11.	Noise Level Monitoring (Every Month)	--	0.5
	Total	197.5	15.90
Operation Phase			
1.	Sewage Treatment Plant	--	5.0
2.	Solid Waste segregation & Disposal	--	6.0
3.	Green Belt including grass coverage	--	12.0
4.	RWHP	--	2.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.40
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	1.0
	Total	--	31.90

XI. Validity

- I. This environmental clearance will be valid for a period of 10 (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 allocate suitable location for carrying out solid waste management at site so that no nuisance shall be created due to littering and smell in the said area.
- iii) 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.
- iv) 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.
- v) The Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- vi) 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.
- vii) 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.
- viii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.
- ix) 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.
- x) The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
- xi) 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.

- xii) 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.

2.0 Deliberations during 210th meeting of SEIAA held on 19.07.2022

Due to paucity of time, SEIAA decided to defer the case for the next meeting.

3.0 Deliberations during the 211th meeting of SEIAA held on 27.07.2022.

The case was considered by SEIAA in its 211th meeting held on 28.07.2022 which was attended by the following:

- (i) Sh. Ajay Goel, General Manager, M/s SRG Developers & Promoters.
(ii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent and Sh. Sandeep Singh, Functional Area Expert, M/s. Chandigarh Pollution Testing Laboratory.

Promoter company presented the salient features of the project. A copy of the presentation was taken on record by the SEIAA.

The matter regarding activities to be carried out in lieu of CER activities, as proposed by the project proponent, was deliberated in detail. After deliberations the project proponent proposed following activities to be carried out in lieu of CER activities:

Sr. No.	Activities	Cost (Rs. In lacs)
1.	Development of Mini Forests (Nanak Bagichi), raising of Avenue Plantations and Plantations in public/ community areas	50.0
2.	Distribution of alternatives / substitutes for single use plastic	15.0
3.	Solar power equipment in Government Buildings	15.0
4.	Rejuvenation of Pond in village Chhat	50.0
	Total	130

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

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the expansion of the group housing project namely "Marbella Grand" in the plot area of the project was 45037 sqm and total built up area of 252940 sqm

located at group housing site no. 3, IT City, Sector 82 Alpha, SAS Nagar, Punjab by M/s SRG Developers & Promoters as per the details mentioned in Form 1, 1A, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and additional conditions / amendment of conditions proposed by SEAC as under:

Additional conditions

- i) GMADA will not issue Sewer connection or partial / complete occupancy certificate to the Project till the capacity of their terminal STP has not been enhanced to cater to the entire wastewater discharge of the Project.
- ii) The Project Component will not allow any occupancy whatsoever in the Project till the capacity of the terminal STP of GMADA has not been enhanced to cater to the entire wastewater discharge of the Project and till Sewer Connection and Occupancy Certificate have not been issued by GMADA.

Amendment in Condition no. iii) of X. of Environment Management Plan

- iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 197.5 Lacs towards the capital cost and Rs. 15.9 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 31.9 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost and Rs 130 Lakhs for amelioration of environment in lieu of CER activities as under:

Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for Sanitation System	3.0	1.0
3.	Wind breaking curtains	14.0	5.0
4.	Sprinklers for suppression of dust	6.0	3.0
5.	Sewage Treatment Plant	100	--
6.	Solid Waste Segregation & Disposal	10	--
7.	Green Belt including grass coverage	50	--
8.	RWHP	14	--
9.	Ambient Air Monitoring	--	3.0

	(Every Month)		
10.	Drinking Water (Every Month)	--	2.40
11.	Noise Level Monitoring (Every Month)	--	0.5
	Total	197.5	15.90
Operation Phase			
1.	Sewage Treatment Plant	--	5.0
2.	Solid Waste segregation & Disposal	--	6.0
3.	Green Belt including grass coverage	--	12.0
4.	RWHP	--	2.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.40
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	1.0
	Total	--	31.90

The following activities will also be to be undertaken in lieu of CER activities as part of the EMP of the Project concurrently with project implementation:

Sr. No.	Activities	Cost (Rs. In lacs)
1.	Development of Mini Forests (Nanak Bagichi), raising of Avenue Plantations and Plantations in public / community areas	50.0
3.	Distribution of alternatives / substitutes for single use plastic	15.0
4.	Solar power equipment in Government Buildings	15.0
5.	Rejuvenation of Pond in village Chhat	50.0
	Total	130

**Item No. 211.05: CWP No. 12500 of 2022 titled Jagdish Singh and another Vs Union of India
& Ors.**

The facts of the matter are as under: -

Notice of motion in the subject cited matter was received on 15.07.2022 from the Hon'ble High Court, Chandigarh. The subject cited CWP has been fixed for hearing on 24.08.2022. The details of petitioners and respondents of the CWP are given as under:

Petitioner

Jagdish Singh and Another Vs. Union of India. Jagdish Singh age 59 years s/o Sh. Prem Singh R/o Khurshedpur, Tehsil Sidhwan Bet, District Ludhiana (Rural)- 142033.

Gurcharan Singh, 52 years, Son of Sampuran Singh. Resident of Khurshedpur, Tehsil Sidhwan Bet, District Ludhiana- 142033. Mobile No. 7528945416

Respondents

- (i) Union of India for the Ministry of Environment & Forest through the Secretary, Monitoring Cell, Paryavarn Bhawan, New Delhi-110003.
.....Respondent No. 1
- (ii) State of Punjab through its Principal Secretary, Department of Industry and Commerce, Sector-17, Chandigarh.
.....Respondent No. 2
- (iii) The State Level Environment Impact Assessment Authority Punjab, O/o Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.

.....Respondent No. 3
- (iv) The Secretary cum Director Mines & Geology, Punjab, Civil Secretariat, Sector-9, Chandigarh.
.....Respondent No. 4
- (v) The Chief Engineer, Irrigation-Drainage, Madhya Marg, Sector-18 B, Chandigarh - 160017.
.....Respondent No. 5
- (vi) The Xen Drainage, Department, Ludhiana Circle, Ludhiana.Respondent No. 6
- (vii) The General Manager-cum-Mining Officer, Mining and Mines, Department, District, Ludhiana (Punjab)Respondent No. 7
- (viii) Deputy Commissioner Ludhiana District Administrative Complex, Ludhiana.

No. 8

(ix) The SDM-cum-District Mining Officer, Mining and Mines Department, Sub-Tehsil Sidhwan-Bet, Tehsil Jagran, District Ludhiana (Punjab) .
.....Respondent No. 9

(x) The Deputy Commissioner of Police, District Ludhiana, Ludhiana.Respondent No. 10

(xi) The Senior Superintendent of Police Jagraon, District Ludhiana (Rural)Respondent No. 11

(xii) The SHO, Surjit Singh, Police Station Sidhwan, Bet, Tehsil Jagraon, District Ludhiana. (Rural)

.....Respondent

No. 12

(xiii) Harpreet Singh @ Lal, Son of Sukhdev Singh (Contractor of mining lease Hujra), son of Sukhdev Singh, resident of village Munnar Kalan, Tehsil and District Gurdaspur.
.....Respondent No. 13

In the CWP, the petitioner has prayed that the Hon'ble High Court may issue directions as under:

- a) Issuance of any writ or directions restraining the respondent No. 13 and his persons to transport their overloaded mining vehicles i.e. are tractor-trolleys in between the petitioner's land measuring 8 kanal land holding comprised in Killa No 23 of Mustil number 6 of Khewat No 8/6, Khtauni No. 29, Rec. No. 6 of Hadbast No 185 at Village Hujra, Sub-tehsil Sidhwan, Tehsil Jagraon, District Ludhiana, which in turns in contravention of Article 21 of the constitution of India as well as in direct violation section 7 and 15 of the Environment Protection Act, 1986 and the Air (Prevention and Control of Pollution) Act, 1981. The Noise Pollution (Regulations and Control Rules, 2000, And also completely violate the (iii) of (4) of 32 and 66(iv) of the rules the Punjab Minor Mineral Rules, 2013.
- b) Issuance of any writ, any direction or order to concerned official respondents to take appropriate actions and measures against respondent No. 13 and his sub-contractors having sand mining pit situated at village Hujra in District Ludhiana comprised Hadbast No. 184 for the reasons of carrying out forcibly illegally indiscreet mining activities in River-Bed Satluz in the area of Sidhwan- Bet nearby the Road-Bridge (falls on Baba Nand Singh road leads from) Jagraon- Jalandhar Road; and

- c) Pleased to issue directions to the District Administration to take appropriate steps to strengthen nearby unearthed- exposed pillar of the said bridge due to mining and the dangers loom large from Burji No 42 to 47 entering water or bank erosion in monsoon & take appropriate measures at vulnerable spots as interim measures; And
- d) Directing the private respondents 13 to pay jointly or severally to pay lease money to the petitioner causing erosion and destroying crop of their fields in river in last year due to mining and the same can be equally justified on the basis of "Polluter Pay" policy, for having carried out the mining pit in violation of the conditions and having acted in prejudice to the interest of the Petitioners and the state.
- e) Issuance of Interim stay on the mining operations as in view of the facts & circumstances of the case as the contractors have already mined out the unapproved- unauthorized area of which they have no sanction; And/Or

Any other appropriate writ, order or direction which Hon'ble Court may deem fit in the peculiar facts and circumstances of the case.

The copy of the petition is attached at Annexure-2.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022.

SEIAA perused the matter and observed that the petition relates to the alleged illegal mining activity in the adjoining area of village Hujra, Tehsil Sidhwan Bet District Ludhiana.

SEIAA further observed that an Environmental Clearance for carrying out mining activity in Village Hujra, Tehsil Jagraon District Ludhiana was granted to General Manager-cum-Mining Officer, District Industries Centre, Ludhiana vide letter no. SEIAA/2017/745 dated 04.05.2017. The EC was granted for a period of seven years. The EC was further transferred in the name of M/s Mahadev Enclave Pvt. Ltd, B-37, Ayodhya Marg, Hanuman Nagar, Jaipur, Rajasthan vide letter no. 1337-1345 dated 16.01.2020.

SEIAA noted that the Project Proponent has not submitted the mandatory 6-mnthly reports in respect of the compliance of EC conditions. After detailed deliberations SEIAA decided as under:

1. To obtain factual report from the Mining Department in respect of the allegations made in the Writ Petition.
2. A show cause notice be issued u/s 5 of the EPA, 1986, to M/s Mahadev Enclave Pvt Ltd as to why the EC should not be revoked on account of failure to submit the 6-monthly compliance reports.
3. A copy of the plaint be sent to the PPCB to conduct site visit and submit report regarding compliance of EC conditions.
4. Legal council be engaged by SEIAA for proper defence of this Court case.

Proceedings of 211th meeting
held on 27.07.2022

Item No. 211.06: Status of M/s Adesh Institute of Medical Science and Hospital, Bhuchandi, District Bathinda.

Member Secretary, PPCB vide letter no. 13831 dated 28.06.2022 has sent the report for taking appropriate action in the matter for not obtaining prior Environmental Clearance by the subject cited Institute. Copy of the said letter is attached as **Annexure-3** of the agenda for kind perusal.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022.

SEIAA perused the PPCB letter no. 13831 dated 28.06.2022 and observed that subject cited institute has not obtained Environmental Clearance whereas as per report of the PPCB, the institute is required to obtain Environmental Clearance under the provisions of EIA Notification dated 14.09.2006 in light of the OM dated 09.06.2015 of the MOEF. The relevant part of the said OM is as under:

“In case of medical universities/institutes the component of Hospitals will continue to require Environment Clearance.”

In order to determine the applicability of the provisions of EIA notification on the project undertaken by the Institute, it is necessary to obtain a detailed break-up of the land area and the built-up area of the hospital component and the institute components of the Project as under:

- Total land area and total built-up area of the institute.
- Date of commencement of construction of the institute.
- Details of components of the institute: Dental College/Nursing College/Paramedical College/Physiotherapy/D-Pharmacy/B-Pharmacy/Adesh Institute of Medical Science and Research.
- Individual land areas and built-up areas of each component clearly stating which components are in the category of “Hospital” and which are in the category of “University” along with the dates of commencement and completion of construction activity.

After detailed deliberations, SEIAA decided that the institute be asked to provide the above details, along with all the approved layout plans of the project, within 15 days so as to ascertain the applicability of provisions of EIA Notification dated 14.09.2006. Further, PPCB be also requested to coordinate and ensure that the report from the institute is submitted in time.

**Item No. 211.07: Status of M/s Guru Angad Dev Veterinary & Animal Sciences University,
(Regional Center Rampura Phul), Phul Road, Rampura Phul, Distt.
Bathinda.**

Member Secretary, PPCB vide letter no. 15383 dated 18.07.2022 has sent the report for taking appropriate action in the matter for not taking prior Environmental Clearance by the subject cited Institute. Copy of the said letter is attached as **Annexure-4** of the agenda for kind perusal.

SEIAA perused the PPCB letter no. 15383 dated 18.07.2022 and observed that subject cited institute has not obtained Environmental Clearance whereas as per report of the PPCB, the institute is required to obtain Environmental Clearance under the provisions of EIA Notification dated 14.09.2006 in light of the OM dated 09.06.2015 of the MOEF. The relevant part of the said OM is as under:

“In case of medical universities/institutes the component of Hospitals will continue to require Environment Clearance.”

In order to determine the applicability of the provisions of EIA notification on the activities undertaken by the Institute, it is necessary to obtain a detailed break-up of the land area and the built-up area of the hospital component and the institute components of the Project as under:

- Total land area and total built-up area of the institute.
- Date of commencement of construction of the institute.
- Details of components of the institute.
- Individual land areas and built-up areas of each component clearly stating which components are in the category of “Veterinary Hospital” and which are in the category of “University”. The dates of start and completion of construction activity of each component be also provided.

After detailed deliberations, SEIAA decided that the institute be asked to provide above details, along with all the approved layout plans of the project, within 15 days so as to ascertain the applicability of provisions of EIA Notification dated 14.09.2006. Further, PPCB be also requested to coordinate and ensure that the report from the institute is submitted in time.

Item No. 211.08: Clarification regarding Environmental Clearance to proposed Residential Colony namely “Gurnam Villas” at Village Sanoli, Tehsil Dera Bassi, Distt. SAS Nagar.

Govt. of Punjab, Department of Forests & Wildlife Preservation O/o Principal Chief Conservator of Forests (HoFF), Forest Complex, Sector 68, SAS Nagar vide file no. FOREST-FCA0FC4S/4/2022-FCA dated 05.07.2022 has sought clarification in the matter. A copy of the said letter is attached as **Annexure-5** of the agenda for kind perusal.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022.

SEIAA perused the letter of the Forest Department and observed that the proposal for which the clarification regarding applicability of EIA Notification dated 14.09.2006 has been sought is a residential colony namely “Gurnam Villas” at Village Sanoli, Tehsil Dera Bassi, Distt. SAS Nagar. The project will require to obtain a prior Environmental Clearance before starting construction of the project in case the land area or built-up area exceeds the threshold limits of category ‘A’ or category ‘B’ projects as provided in the Schedule appended to the said notification.

After deliberations, SEIAA decided that a copy of the EIA notification dated 14.09.2006 be forwarded to the Forest Department and the Department may be informed that the proposed project shall attract the provisions of said notification in case it falls under the following criteria:

8(a) Building/Construction projects/Area Development projects and Townships				
8(a)	Building and Construction projects		≥20,000 sqm and ≤1,50,000 sqm of built-up area#	The term built up area for the purpose of this notification is defined as: the built up or covered area on all floors put together including its basement and other service areas, which are proposed in the buildings and

				<p>construction projects.”</p> <p>Note:</p> <p>1.The projects or activities shall not include industrial shed, universities, college, hostel for educational institutions, but such buildings shall ensure sustainable environmental management, solid waste management, rainwater harvesting and may used recycled materials such as fly ash bricks.</p>
8(b)	Township and Area Development projects		Covering an area $\geq 1,50,000$ sqm ha	Town ship and area development projects covered under this item shall require environmental assessment report and can be appraised as B1 projects.

Item No. 211.09: Violations of the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981- TDI Township Developed by TDI Infratech Ltd. (formely known as Taneja Developers & Infrastructure Ltd.), Sector 74a, 92, 116, 117, 118 & 119 Mohali.

Senior Environmental Engineer, Zonal Office-1, PPCB, Patiala vide letter no. 3857 dated 04.07.2022 has requested to take the necessary action as per Office Memorandum F. no. 22-21/2020-IA.III dated 07.07.2021 issued by MoEF&CC against the project proponent on the subject cited matter. A copy of the said letter is attached as **Annexure-6** of the agenda for kind perusal.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022.

SEIAA perused the PPCB letter no. 3857 dated 04.07.2022 in which PPCB has brought to the notice of SEIAA regarding the violation of the provisions of EIA Notification dated 14.09.2006 by the project proponent.

SEIAA observed that as per the report of the PPCB, Project Proponent has commenced expansion activities without obtaining prior EC in violation of the EIA Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided that a show cause notice be issued to the project proponent as to why action as per OM dated 07.07.2021 of the MOEF&CC should not be initiated against him on account of the violations reported by the PPCB. The Project Proponent be also directed to submit the detailed six-monthly compliance report of the conditions of the Environmental Clearance granted to the project proponent.

Item No. 211.10: Regarding Environmental Clearance issued vide letter No. DECC/SEIAA/2020/1713 dated 29.07.2020 as amended vide letter no SEIAA/MS/2021/4595 dated 10.08.2021.

Director, SIEL Industrial Estate Ltd. has submitted a point wise reply on the observation raised by SEIAA vide letter no. DECC/SEIAA/2020/1713 dated 29.07.2020 on 11.05.2022. A copy of the said reply is attached as **Annexure-7** of the agenda for kind perusal.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022.

SEIAA perused the reply of the promoter company w.r.t SEIAA letter dated 18.04.2022. SEIAA observed that the reply of the project proponent is not satisfactory and the project proponent has not given concrete proposal for addressing the observations raised by SEIAA during its visit on 21.02.2022.

After detailed deliberations, SEIAA decided to afford an opportunity of personal hearing to the project proponent in the next meeting of SEIAA. Further, the project proponent be requested to appear along with up-to-date progress on the observations made by SEIAA earlier and also bring comprehensive six-monthly compliance report of the conditions of Environmental Clearance granted to it vide letter no. DECC/SEIAA/2020/1713 dated 29.07.2020 and as amended vide letter no. SEIAA/MS/2021/4595 dated 10.08.2021.

Item No.211.11: Regarding Environmental Clearance of Commercial Project namely “Mohali Citi Centre Avenue” at Block E, Aero City, SAS Nagar, Mohali, Punjab by M/s STJ & Co.

M/s STJ & Co. vide letter dated 11.07.2022 has sought clarification regarding need of obtaining amendment in the Environmental Clearance granted to their Project in view of the fact that the built-up area, population, water demand, wastewater generation, STP capacity and solid waste generation have all been decreased as compared to the Environmental Clearance already granted to the project proponent. A copy of the said letter is attached as **Annexure-8** of the agenda for kind perusal.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022.

SEIAA perused the letter dated 11.07.2022 submitted by the project proponent. SEIAA observed that the project proponent has proposed to reduce the built-up area and thus the total population, total water demand, fresh water demand etc of the Project. Further, the project proponent has also proposed to change the Project name from “Mohali Citi Avenue” to “Mohali Citi Centre Avenue”.

SEIAA observed that the project was earlier granted EC vide letter no. SEIAA/MS/2021/4643 dated 23.08.2021. Even though the proposed changes will result in a reduction of the Environmental Load of the Project, keeping in view the fact that the basic parameters have changed significantly and a change in name is also contemplated, the earlier granted EC will require to be amended.

The project proponent be informed as above.

Item No.211.12: Submission of Action Plan towards Corporate Environmental Responsibility (CER) Activities by M/s Grasim Industries Limited.

In compliance with condition imposed by SEIAA whilst granting EC to their Project vide letter dated 19.01.2022, M/s Grasim Industries Limited vide letter dated 06.07.2022 has submitted an Action Plan towards Corporate Environmental Responsibility (CER) Activities. A copy of the said Action Plan is attached as **Annexure-9** of the agenda for kind perusal.

1.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022

SEIAA observed that the requisite action plan has been submitted by the promoter company within the permitted time period of 6 months from the date of issue of the EC. Thereafter SEIAA perused the Plan submitted by the project proponent and approved the same with the following modifications / conditions:

Sr. No.	Activities	Timelines	Proposed expenditure (in lacs)	Approved Expenditure (in lacs)
1	Establishing Nursery for Nurturing, Caring and Sharing of Native Trees Species and Distributing sapling to nearby communities free of charge along with Plantation of Native Trees in Selected Areas	04 years	205	205
2	Donation of Environmental Books/Literature to Schools/Panchayat/Colleges	04 years	45	20
3	Donation of plastic bottle crusher to Railway Station/Bus Stands	04 years	80	50
4	Distribution of Paper/Jute Bags to replace Plastic Bags	04 years	70	70
5	Distribution of Glass/Metallic Bottles to replace Plastic Bottles	04 years	50	50
6	Upgradation/Provision of Monitoring Lab/Van to PPCB-Ludhiana	03 years	85	85
7	Contribution to Tandrust Punjab Fund for Environmental Initiatives taken by Govt. of Punjab	Already Donated	91	91

8	Provision of Solar Electrification/Water Heating in Schools, police Stations, panchayat Office, and Nearby Villages etc.	04 years	180	180
9	Pond Restoration in nearby Villages	04 years	105	160
Total			911	911

The above works would be undertaken in lieu of CER activities and would form part of the EMP of the Project.

SEIAA observed that the Project Proponent has sought 25% flexibility in the expenditure to be incurred on the individual components (whilst ensuring that the total outlay of the Plan remains as Rs 9.11 crores). After deliberations, SEIAA decided that 20% variation in the component-wise expenditure may be permitted under intimation to SEIAA if recommended by the accredited consultants of the promoter company on the basis of local requirements. However, prior permission would be required from SEIAA in case the variations exceeds 20%.

Project Proponent would submit the progress of works and expenditure incurred thereon along with 6-monthly compliance reports and an annual Utilisation Certificate of the above funds earmarked in lieu of CER activities in the EMP.

Project Proponent be informed as above for ensuring strict compliance.

Item No.211.13: Complaint against M/s Innovative Housing & Infrastructure Pvt. Ltd. having their head office at PCL House, SCO-198, Opp. Sports Complex, Sector 7-C, Chandigarh for not securing wildlife clearance under the Wildlife (Protection) Act, 1972 and SEIAA not being the competent authority to grant the Environmental Clearance to this project.

Background of the matter is as under:

The complaint was received from Mr. Karan (Environmentalist) R/o #771, SF, Omaxe Cassia, New Chandigarh, Pin Code: 160055 (Mobile No. 95170-00572) on 05.08.2021, which has been addressed to the following:

- 1) The Prime Minister of India, South Block, Secretariat Building Raisina Hill, New Delhi,
- 2) The Secretary, Ministry of Environment, Forests & Climate Change, Government of India,
- 3) The Secretary, State Environment Impact Assessment Authority, Punjab,
- 4) The Principal Secretary, Department of Science, Technology & Environment, Punjab.

A copy of the said complaint was annexed as Annexure-1 of the agenda of the 187th meeting of SEIAA.

1.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021

SEIAA was apprised that the complainant has filed a complaint against M/S Innovative Housing & Infrastructure Pvt. Ltd. having their head office at PCL house, SCO-198, Opp. Sports Complex, Sector 7-C, Chandigarh for not securing wildlife clearance under Wildlife (Protection) Act, 1972 and SEIAA not being the competent authority to grant the environmental clearance to this project. In the said complaint, the following allegations have been made:

- (i) The project site of M/s Innovative Housing and Infrastructure Pvt. Ltd. falls within 10 km of the protected areas notified under the Wild Life (Protection) Act, 1972 i.e., Sukhna Wildlife Sanctuary and City Bird Sanctuary. According to the EIA Notifications, 2006, General Conditions attached with the Schedule, any category B project falling within 10 km of a protected area will have to be treated as a Category-A project for granting prior Environmental Clearance. Thus, the competent authority for the same is Central Government, MoEF&CC. SEIAA does not have the competency to grant Environmental Clearance in the case and it should thus be transferred to the MoEF&CC in accordance with the laws applicable.
- (ii) The project site is located within 10 km of the Sukhna Wildlife Sanctuary; therefore, it also needs to procure wildlife clearance from the Standing Committee of National Board for Wildlife (NBWL) under guideline no. 3.5.1 of 'Guidelines for Taking Non-Forestry Activities

in 'Wildlife Habitats' dated 19.12.2012. The project proponent has not applied for the Wildlife Clearance to the MoEF&CC and thus, it should be directed to do the same.

- (iii) The development works of the proposed project can be taken up only after getting the validity of the agreement extended from the competent authority, Environmental Clearance from the Ministry of Environment and Forest, Govt. of India, and demarcation of the site from Tehsildar Mohali/LAC GMADA and getting the coordinates verified from DTP Mohali.
- (iv) The pre-requisites have not been fulfilled by the project proponent as of yet and not bothering about that the company has started development on their project area. The CA Certificate dated 16.01.2018 sufficiently proves the same for which a copy of the CA certificate was submitted.

To a query of SEIAA regarding issuance of Environmental Clearance, SEIAA was apprised that as per the record available with the office of SEIAA, an application for exemption of the Project from Environmental Clearance was received from M/s. Innovative Housing & Infrastructure Pvt. Ltd. (Mega Integrated Residential Township) at Village Togan and Teera, New Chandigarh, Kharar, Distt. SAS Nagar. The application was considered by SEIAA in its 179th meeting held on 12.04.2021 in which the Environmental Consultant of the promoter company informed that the project proposal was granted Terms of Reference on 04.02.2021 by the MoEF&CC and that the application for obtaining Environmental Clearance will be submitted to SEIAA shortly. SEIAA observed that as the TORs have been approved by the MOEF&CC and the process of obtaining Environmental Clearance has been initiated by the Project Proponent their request to exempt their Project from obtaining Environmental Clearance has become infructuous.

After deliberations, SEIAA decided that the application of the Project Proponent seeking exemption from obtaining EC be filed as it had become infructuous. Further, the Project Proponent be informed as above and be directed not to undertake any work or activity except securing of land prior to the grant of requisite Environment Clearance.

In compliance with the aforesaid decision, the application of the project Proponent seeking exemption from obtaining EC was filed and the project proponent was informed vide letter no 3986 dated 04.05.2021 not to undertake any work or activity except securing of land prior to the grant of requisite Environment Clearance.

Besides the above, while granting the Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of an affordable group housing project namely "The Address" in an area of 39659.19 sqm (9.8 acres) having a built-up area of 111480.72 sqm located at Village Togan, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab developed by

M/s. Address Infrastructures Pvt. Ltd. (Proposal no. SIA/PB/NCP/73658/2018), SEIAA in its 143rd meeting held on 07.02.2019 has imposed the following conditions:

- (i) The project proponent of M/s Innovative Housing & Infrastructure (P) Ltd. shall not sell land measuring an area of 6 acres which is reserved for utilization of the treated domestic wastewater for plantation based on Karnal technology for which legally enforceable undertaking has been submitted by them and this land shall also not be used for any other purpose till an alternative arrangement like a public sewer is available in the area and permission is granted by the competent authority to discharge the treated domestic effluent into their sewer.
- (ii) The project proponent of M/s Innovative Housing & Infrastructure (P) Ltd. shall be bound to obtain environment clearance if an area of the main project namely PCL Gateway exceeds 50 hectares (123.553 acres) as required under the provisions of EIA notification 14.09.2006.

From above, SEIAA observed as under:

- (i) M/s. Innovative Housing & Infrastructure Pvt. Ltd. (Mega Integrated Residential Township) at Village Togan and Teera, New Chandigarh, Kharar, Distt. SAS Nagar has not been granted Environmental Clearance by SEIAA, Punjab. However, the project proponent obtained the Terms of Reference for this Project from the Ministry on 04.02.2021 as the SEIAA Punjab was not functioning from the period of 06.11.2020 to 02.02.2021.
- (ii) Environmental Clearance has been granted to the project for the establishment of an affordable group housing project namely "The Address" in an area of 39659.19 sqm (9.8 acres) having a built-up area of 111480.72 sqm located at Village Togan, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab developed by M/s. Address Infrastructures Pvt. Ltd. with special conditions as mentioned above.
- (iii) As alleged by the complainant, M/s. Innovative Housing & Infrastructure Pvt. Ltd. has started the development work of the project without obtaining the Environmental Clearance under the provision of EIA Notification 14.09.2006.

After deliberations, SEIAA decided as under:

- (i) A copy of the complaint be sent to the Punjab Pollution Control Board with a request to send the detailed comments after site verification as to whether M/s. Innovative Housing & Infrastructure Pvt. Ltd. has started the development work of the Area and Township Development project without obtaining the Environmental Clearance for which Terms of Reference have been issued by the Ministry on 04.02.2021 or not? The details of application and TORs issued by MoEF&CC, Gol to M/s. Innovative Housing & Infrastructure Pvt. Ltd. and EC issued by SEIAA, Punjab to M/s. Address Infrastructures Pvt. Ltd. be also

sent to PPCB for considering the same while sending the detailed comments on the complaint.

(ii) The matter will be placed again before SEIAA after getting the report from the PPCB.

In compliance with the aforesaid decision, a copy of the complaint was sent vide letter no. 4703 dated 26.08.2021 to the Punjab Pollution Control Board with a request to send the detailed comments after site verification.

Another complaint in continuation to the previous complaint submitted by Sh. Karan Sethi R/o #771, SF Omaxe Cassia, New Chandigarh on 18.10.2021. A copy of the same was annexed as Annexure-4 of the agenda. In the complaint, it has been requested as under:

- (i) The SEIAA may kindly direct the company to stop the construction of the project with immediate effect.
- (ii) The SEIAA shall cancel the TOR issued to the Company for Deliberately Concealment of Facts in the Application for TOR.
- (iii) The complaint shall be forwarded to MOEF, GMADA, PUDA and RERA for necessary actions against the company.
- (iv) The company shall be penalized under relevant provisions for violation of the EIA Notification dated 14.09.2006 drafted under the Act.
- (v) This Complaint and annexures thereof shall be considered as additional evidence/complaint to his previous Complaint considered in the 187th Meeting of SEIAA held on 09.08.2021.

2.0 Deliberations during the 192nd meeting of SEIAA held on 01.11.2021.

The case was considered by SEIAA in its 192nd meeting held on 01.11.2021. SEIAA was also apprised that Ministry of Environment, Forest and Climate Change, Govt. of India vide letter no. 704 dated 28.10.2021 has sent a copy of the representation of Shri Karan Sethi (Environmentalist) for the project M/s Innovative Housing & Infrastructure Pvt. Ltd. for taking further necessary action in the matter. The contents of the said complaint are very mostly similar to the complaint received directly from the complainant on 18.10.2021.

After detailed deliberations, SEIAA decided to forward copies of the complaints received from the Ministry as well as from the complainant to the Punjab Pollution Control Board with a request to send the detailed comments after site verification and considering the first complaint sent vide this office letter no. 4703 dated 26.08.2021. It was also decided that copies of the complaints be also sent to the Project Proponent and a reply sought within 15 days. The matter be placed again before SEIAA after getting the report from the PPCB.

In compliance with the aforesaid decision, the following action has been taken:

- (i) Copies of the complaints received from the Ministry as well as from the complainant have been sent vide letter no. 4881 dated 25.11.2021 to Punjab Pollution Control Board with a request to send the detailed comments after site verification
- (ii) Copies of the complaints received from the Ministry as well as from the complainant has been sent vide letter no. 4882 dated 25.11.2021 to M/s Innovative Housing & Infrastructure Pvt. Ltd.

No reply has been received from the Punjab Pollution Control Board as well as from M/s Innovative Housing & Infrastructure Pvt. Ltd. in reference to the aforesaid letter.

3.0 Complaint dated 11.01.2022 and e-mail dated 14.01.2022.

Further, another complaint dated 11.01.2022 (Annexure-3 of the agenda) regarding Violation of SEIAA Orders dated 04.05.2021 regarding not creating any third-party rights by M/s innovative housing and Infrastructure Pvt. Ltd. for their project namely PCL gateway has been received through e-mail on 12 .01.2022 and a copy of the same has also been received by post on 20.01.2022. The content of the said complaint is re-produced is as under:

“This is to intimate you that the above-mentioned Project Proponent has deliberately violated the Orders of SEIAA vide letter dated 04.05.2021 (copy attached) wherein the Project Proponent was specifically directed to not to undertake any work or activity except securing of land prior to the grant of requisite Environment Clearance. In contrast to the above-said directions, the Developer has created third-party Rights in the said Project.

The Quarterly Updates of the Project from the year 2018 to the year 2021 were uploaded on the RERA Website by the Developer himself which makes it amply clear that the Project Proponent has developed the said Project and has even created third-party Rights by booking and selling the Plots which are clear in the quarterly updates which show that the Developer has booked and sold total of 259 plots in the Project.

Kindly take instant and appropriate action against the developer and: -

- a) Issue a public notice so that the common public should not fall prey,
- b) To direct the company to return the amount and maintain Status Quo Ante as it was at the date of issuance of the letter dated 04.05.2021,
- c) Penalize the company for the grave and serious violations,
- d) Call upon the list of all the Allottees mentioning the names, addresses, Mobile Numbers along with the Unit No.'s and the Area allotted along with the date of allotment, as the same will take off the veil from the fraud played by the Developer.”

Sh. Karan Sethi, complainant vide e-mail dated 14.01.2022 (Annexure-4 of agenda) has sent an advance notice for filing a case against Environmental Engineer, SEIAA in the court of LOKPAL or LOKAYUKTA. The contents of the said notice are reproduced as under:

“Kindly provide us the information whether you fall under the jurisdiction of Lokayukta or Lokpal for the reason being that there is a lapse of more than 6 months yet no action has been taken against the Complaints filed by the undersigned against M/s Innovative Housing and Infrastructure Pvt. Ltd. for their project PCL Gateway. The undersigned has time and again produced concrete proof that the Developer has done development in the said project without obtaining prior environmental clearance (EC) as obligated by EIA Notification, 2006.

That only paper formalities are being completed by your good office, but yet no action has been taken against the Developer with a lapse of 6 months, who indeed has even sold the plots and is selling the plots violating the Specific Orders of SEIAA, which is clearly demonstrated in the quarterly updates made by the Developer himself on the RERA Website and has collected hundreds of Crores of Rupees from innocent end-users.”

4.0 Deliberations during the 199th meeting of SEIAA held on 25.01.2022.

The case was considered by SEIAA in its 199th meeting held on 25.01.2022, which was attended by Sh. Karan Sethi (Environmentalist/Complainant) through online mode. A representation was submitted by him through Whatsapp message, which was taken on record. During the meeting, the complainant apprised SEIAA as under:

- (i) The project proponent is bound to secure prior environmental clearance as per the decision taken by SEAC in its 197th meeting held on 15.03.2021.
- (ii) The project proponent is developing the project and selling the plots even after directions issued by SEIAA for not undertaking any development works.
- (iii) The NOC from PPCB has been obtained by the Project Proponent by misrepresenting the area of the project and not disclosing the fact that the project falls under the domain of EIA Notification, 2006.
- (iv) The project proponent is blowing hot and cold in the same breath.
- (v) The Project proponent is guilty of deliberate concealment and misrepresenting of facts in the application of TOR in order to secure Environmental Clearance fraudulently.

SEIAA heard the complainant at length and provided full opportunity to him to substantiate all his allegations in the meeting. After carefully considering the oral submissions of the complainant and the contents of his written complaints and detailed deliberations, SEIAA decided as under:

- (i) Since no reply has been received from M/s Innovative Housing & Infrastructure Pvt. Ltd. in reference to Letter No. 4882 dated 25.11.2021, a show-cause notice be issued to the company u/s 5 of the Environment Protection Act, 1986 for submission of reply within 30 days. The Company be directed again not to undertake any action/development in contravention of EIA Notification, 2006, and other relevant laws.
- (ii) A reminder be sent to Member Secretary, Punjab Pollution Control Board in reference to the SEIAA letter No. 4881 dated 25.11.2021 to expedite the submission of their long-pending enquiry report on the complaint.
- (iii) Further action in the matter will be taken by SEIAA after receipt of the enquiry report from PPCB and reply to show-cause notice from the Project Proponent

In compliance with the aforesaid decision, the following actions have been taken:

- (i) Directions u/s 5 of the Environmental (Protection) Act, 1986 issued to the company vide letter no 5060-61 dated 14.02.2022 and also emailed on 14.02.202.
- (ii) Show cause notice u/s 5 of the Environment Protection Act, 1986 has been issued to M/s Innovative Housing & Infrastructure Pvt. Ltd. vide letter no. 5062 dated 14.02.2022 and also emailed on 14.02.2022
- (iv) A reminder has been sent to Member Secretary, Punjab Pollution Control Board vide letter no. 5061 dated 14.02.2022 in reference to the SEIAA letter No. 4881 dated 25.11.2021 to expedite the submission of their long-pending enquiry report on the complaint.

5.0 New Facts

5.1 A letter received from Sh. Karan Sethi (Complainant) on 02.02.2022

It is submitted that a letter (Annexure-B) from Sh. Karan Sethi (Complainant) received on 02.02.2022 addressed to Environmental Engineer, SEIAA wherein it was informed that M/s Innovative Housing and Infrastructure Pvt. Ltd. is deliberately concealing the information of various departments from the Statutory Bodies like SEIAA and SEAC and for this reason, so as to unearth the whole scam, it is advised to seek information in the shape of the letters (Copies enclosed as Annexure-B, C, D & E). This is very much required in the peculiar facts and circumstances of the present case and is also material so as to come to a deliberate conclusion, which is the need of the hour.

5.2 PPCB letter no. 610 dated 20.01.2022 received on 31.01.2022

Senior Environmental Engineer, ZO-1, PPCB, Patiala vide letter dated 610 dated 20.01.2020 has send the reply in reference to the SEIAA letter dated 4703 dated 26.08.2021 regarding the complaint against Mega Integrated Residential Township located at Vill. Togan and Teera,

New Chandigarh, Tehsil Majri, Distt. SAS Nagar developed by M/s Innovative & Infrastructure Pvt. Ltd. A copy of the said letter is Annexure-F for kind perusal please.

6.0 Deliberations during the 201st meeting of SEIAA held on 22.02.2022.

The case was considered by SEIAA in its 201st meeting held on 22.02.2022 which was attended by Sh. Mohammad Rashid, Assistant Architect on behalf of M/s Innovative & Infrastructure Pvt. Ltd. and Sh. Karan Sethi, Environmentalist/Complainant.

To a query by SEIAA, Sh. Mohammad Rashid, Assistant Architect informed that they had received the show cause notice issued by SEIAA vide letter no. 5062 dated 14.02.2022 which provided 30 days' time to file their reply. He informed that the reply to the said notice is being prepared and will be submitted within the time provided.

After deliberations, SEIAA decided to defer the matter till 13.03.2022 or till the time the reply is received from M/s Innovative & Infrastructure Pvt. Ltd., whichever is earlier. Accordingly, the matter shall be placed before SEIAA for consideration.

7.0 Deliberations during 203rd meeting of SEIAA held on 29.03.2022

The matter was considered by SEIAA in its 203rd meeting held on 29.03.2022. Environmental Engineer, SEIAA apprised that no reply has been received in reference to the show cause notice issued vide letter no. 5062 dated 14.02.2022 to M/s Innovative & Infrastructure Pvt. Ltd. During the meeting, a messenger of M/s Innovative & Infrastructure Pvt. Ltd. requested to provide one more week's time to submit the reply since the Director of the Company is under medical treatment.

After deliberations and in consultation with Chairman SEAC, SEIAA decided to constitute a 3-Member Committee of Sh. Parminder Singh Bhogal, Member SEAC, Sh. K.L. Malhotra, Member SEAC and Er. Parveen Saluja to investigate the facts of the complaints. After visiting the site, Committee shall submit its report indicating as to whether a violation of the EIA Notification 14.09.2006 as amended from time to time has been made or not, and if so, the complete details and extent thereof within 30 days.

In compliance with the aforesaid decision, the project site was visited on 27.04.2022 by the Committee. Before visiting the project site, Environmental Engineer, SEIAA telephonically asked the complainant to join the Committee during the visit. To this, he replied that he cannot join the visit due to the reason that he was not feeling well. A copy of the visit report is attached as **Annexure-5** of the Agenda for kind perusal, please.

8.0 Deliberations during 206th meeting of SEIAA held on 08.06.2022

The matter was considered by SEIAA in its 206th meeting held on 08.06.2022, but no one attended the meeting on behalf of the project proponent. After deliberations, SEIAA decided to defer the matter and provide a last opportunity to the project proponent to attend the

next meeting of SEIAA in which this item is listed in the agenda failing which necessary action shall be taken as per law / aforementioned visit report of the fact-finding committee.

2.0 Deliberations during the 209th meeting of SEIAA held on 04.07.2022.

The case was considered by SEIAA in its 209th meeting held on 04.07.2022 which was attended by Sh. Jagjit Singh, Director of the promoter company and Sh. Deepak Gupta, Environmental Advisor of the promoter company.

SEIAA raised certain queries to which the project proponent replied as under:

Sr No.	Observations	Reply
1.	As to whether construction has been carried out by the promoter company without obtaining prior Environmental Clearance after obtaining the Terms of Reference for 78.34 ha in the Mega Integrated Residential Township located at Village Togan and Teera, New Chandigarh, Kharar, Distt. SAS Nagar.	Construction activity has been carried out in the project by the promoter company in an area of less than 50 ha for which the layout plan has been approved. No prior Environmental Clearance was required as per the EIA Notification 14.09.2006. On further query by SEIAA as to how construction/development is being undertaken without prior EC, even after submission of application for grant of TOR for the entire Project area of 78.34 ha area, Environmental Advisor stated that this was permissible and requested grant of one week time to submit the grounds/rules whereby such activity is permissible up to 50 ha extent even after submission of TOR application for the entire Project area.
2.	During the visit, Inspection Committee has asked for the submission of certain documents within two days but the same have not been provided so far.	The documents shall be submitted within one week.
3	The promoter company was earlier issued a notice by SEIAA vide letter no. 5062 dated	They are in the process of obtaining NOC from the Department of Forest

	14.02.2022 but no reply has been submitted to the said notice.	and Wildlife with respect to the Sukhna Wildlife Sanctuary. The department has issued a letter no. 2549 dated 30.05.2022 addressed to Member Secretary, SEIAA, and a copy of the same was endorsed to the promoter company. The complete reply to the show-cause notice will be submitted within one week time.
4.	The promoter company has not submitted the compliance of the direction u/s 5 of the EPA issued vide letter no. 5060-61 dated 14.02.2022.	The compliance will be submitted within one week time.

SEIAA was not satisfied with the reply of the project proponent.

SEIAA further observed that Committee in its visit report has concluded that the developed pocket of 13 acres has been fully sold out and third-party interests have been created, but no STP has been constructed so far which constitutes a serious violation by the Project Proponent. Further, the project proponent has violated the provisions of EIA Notification of 14.09.2006 as no prior EC has been obtained by the project proponent before the start of development work. Besides this, the project proponent is required to obtain prior clearance from the Standing Committee of the National Board for Wildlife. The promoter company informed that the visit report has not been shared with them by the Committee.

After detailed deliberations, SEIAA decided as under:

- a) Visit report of the Committee be sent to the promoter company for submitting the reply to the observations made by the committee.
- b) Promoter company be asked to submit the complete reply to the earlier show-cause notice issued vide letter no. 5062 dated 14.02.2022, compliance of the directions issued u/s 5 vide letter no. 5060 dated 14.02.2022, observations made by the Committee during its visit on 27.04.2022, and queries raised by SEIAA in the present meeting as per Table above within 07 days failing which necessary action shall be taken without any further notice.

Accordingly, following actions were taken in light of the decisions taken by SEIAA:

- a) Visit report of the Committee has been sent to the promoter company vide email dated 06.07.2022 for submitting the reply to the observations made by the committee.
- b) The decision of SEIAA has been conveyed to the Promoter company vide letter no. 275 dated 15.07.2022 and also through email dated 15.07.2022.

Now, the project proponent vide letter no. PCL/2022/2656 dated 20.07.2022 has submitted reply to the observations conveyed to it, which is placed at **Annexure-10**.

3.0 Deliberations during 211th meeting of SEIAA held on 27.07.2022

SEIAA observed that neither the project proponent nor their accredited Consultant was present and only Sh. Deepak Gupta, their Environmental Advisor attended the meeting.

SEIAA noted that this matter has been pending for over a year mainly on account of non-submission of replies and documents sought by the Authority from the Promoter Company. Replies to the following queries / documents were lastly sought within 7 days from the Project Proponent by SEIAA in its 209th meeting held on 04.07.2022:

- i) Complete reply to the earlier show-cause notice issued vide letter no 5062 dated 14.02.2002.
- ii) Compliance of directions issued u/s 5 of the EPA, 1986, vide SEIAA letter no 5060 dated 14.02.2022.
- iii) Replies to observations made by the SEIAA appointed site-inspection committee during its visit on 27.04.2022.
- iv) Furnishing of documents demanded by the SEIAA appointed site-inspection committee during its visit on 27.04.2022.
- v) How construction is being continued at site without EC even after submission of application for grant of ToR and despite the project coming in the ambit of the EIA Notification, 2006.

Environmental Advisor to promoter company stated they had submitted the requisite reply vide their letter dated 20.07.2022 attached at Annexure 10 to the agenda.

The reply was perused and found to be unsatisfactory and incomplete as it sought to justify continued construction activities even after conceptualizing of the area development project with a "Net Planned Area" of 193.912 acres (which requires EC under Category 8 (b) of the EIA Notification, 2006) and obtaining ToR for the same on the erroneous premise that such construction could be continued in accordance with earlier sanctioned layout plan without an EC. Such a premise is against the basic tenets of the EIA Notification, 2006, that prior EC is required for all projects included in the Schedule to the Notification. In respect of letter dated 20.07.2022 submitted by the promoter company, SEIAA further observed that the CLU and Gross Scheme Area of the Project have been in excess of the threshold limit of 50 Ha for which EC has to be obtained under category 8 (B) of EIA Notification, 2006, from the very inception stage of the Project. The splitting up of the areas under various categories and thereafter deducting these areas from the Gross Scheme Area to arrive at a "Net Planned Area" appears to be an exercise undertaken to circumvent the requirement of obtaining EC under Category 8 (b) in the first instance itself. A specific decision in regard to such categories of Projects has

also been taken in the 14th Joint Meeting of SEIAA and SEAC held on 13.07.2022 (extract copy attached at **Annexure 1**).

SEIAA also observed that while rejecting the application of the Project Proponent to exempt their Project from requirement of obtaining prior EC, SEIAA had specifically directed the Project Proponent vide letter no 3986 dated 04.05.2021 not to undertake any activity except securing of land prior to grant of EC. In case the promoter company had any reservations or objections regarding these directions, the same should have been raised immediately after these directions were issued. This was not done and instead the Project Proponent chose to continue the development activities despite directions of the Authority to stop the same till EC had been granted.

Further, taking cognizance of the well documented and prima facie authentic series of complaints received against the project and failure of the Project Proponent to submit any reply in this regard, SEIAA had also issued directions u/s 5 of the Environmental (Protection) Act, 1986 vide letter no 5060 dated 14.02.2022 as under:

- (i) That the Company shall stop the development work being undertaken in contravention of EIA Notification, 2006 in the project namely "Mega Integrated Residential Township" located in the revenue estate of Village Togan and Teera, New Chandigarh, SAS Nagar, Mohali, with immediate effect.
- (ii) That development activities of the project shall not be restarted till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

The Project Proponent was legally bound to comply with the above directions of the Authority issued u/s 5 of the EPA, 1986, unless he successfully challenged the same before the Hon'ble NGT and either obtained a stay or a favourable verdict from the Hon'ble NGT. However, the Project Proponent has neither obtained a stay order against the directions issued by the Authority nor complied with the directions issued by the Authority, thereby making it prima facie guilty of continuing violation in this matter.

SEIAA also observed that as per the report of the site inspection Committee, the project proponent has undertaken major development activities in 13 acres area which has, in fact, been earmarked for "future development" in the sanctioned layout plan thus violating the conditions of the layout plan also. The site inspection committee has further reported that even though this area (earmarked for future development) has been fully sold out and third-party interests have been created thereon, no STP has been installed by the promoter company in this area which is a serious matter in itself.

In addition, the promoter company has not submitted any reply at all in respect of queries relating to earlier show-cause notices, non-compliance of directions u/s 5 of the EPA, 1986,

non-furnishing of documents demanded by the site-inspection Committee etc as listed at No's (i) to (iv) above. These replies were required to be submitted within 7 days of the meeting held on 04.07.2022 but have still not been submitted despite lapse of over 3 weeks' time period. Perusal of the history of the case shows that the promoter company is a habitual defaulter in this regard and repeatedly fails to submit replies to notices and to supply documents demanded by the Authority thus making it liable for action u/s 12.1 of OM dated 07.07.2021 of the MoEF&CC.

As evident from the foregoing, despite repeated directions including direction u/s 5 of the EPA, 1986 from SEIAA, the promoter company has continued to carry on development works under the Project in violation of the EIA Notification, 2006 and has also repeatedly failed to submit replies and documents demanded from it.

After detailed deliberations, SEIAA decided that action was required to be taken against the promoter company in respect of its continuous and deliberate violations of the EIA Notification, 2006, and for its other lapses as listed above (including non-furnishing of replies and documents) in accordance with the provisos under paras 10, 11, 12, 12.1 and 12.3 of OM dated 07.07.2021 of the MOEF&CC. For this purpose, SEIAA felt that a thorough examination of various alternatives was required to be undertaken. On account of paucity of time, SEIAA, therefore, decided to defer the final decision regarding the specific actions to be taken against the promoter company to its next meeting.

Table Item 1: Request of M/s Ultra Tech Cement Ltd. for correction in the condition to be imposed in the Environmental Clearance decided to be granted to it in 210th meeting of SEIAA held on 19.07.2022.

The matter was considered by SEIAA in its 211th meeting held on 27.07.2022.

After deliberating on the case regarding grant of Environmental Clearance to the project proponent for clinker grinding unit with cement production at Village Sadhroar Tehsil Rajpura, District Patiala & Village Haripur, Tehsil & District Fatehgarh Sahib, Punjab by M/s Ultra Tech Cement Ltd. (Proposal No. SIA/PB/IND/77225/2021), the SEIAA decided to grant Environmental Clearance to the project proponent subject to conditions imposed by SEAC and additional conditions imposed by SEIAA including the following:

a) The project proponent shall not commence any construction activity at site without obtaining permission for utilization of canal water.

After the proceedings of said meeting were uploaded on the Parivesh portal, the project proponent through email on 26.07.2022 requested as under:

“With reference to the aforesaid project proposal for Environmental Clearance, which was considered in the SEIAA meeting held on 19th July, 2022, as discussed in the meeting we have confirmed that we will start commencement of the production only after obtaining the permission for utilization of canal water from the water resource department of Punjab.

Whereas, as per the Minutes of the meeting displayed on the PARIVESH Portal in the additional Condition (a) states that, “the project proponent shall not commence any construction activity at site without obtaining permission for utilization of canal water.”

We would like to inform your good self that we have already obtained Consent to Establish from Punjab State Pollution Control Board and would like to start construction in next month. The construction will take place for a period of 8-10 months during which, the water requirement will be very less, which we shall purchase from outside. The same was communicated during the meeting on 19th July, 2022.

It also submitted that, we have already submitted application for permission of canal water, which is under process, and the commencement of production will be started only after obtaining water permission.

In view of the above, we request your good self to kindly amend this additional condition, as “the project proponent shall not commence any operational activity at site without obtaining permission for utilization of canal water.”

We humbly request you to kindly consider the above and issue us Environmental Clearance Letter with the said amendment.”

SEIAA perused the request of the project proponent and found it reasonable and felt that the condition of not commencing construction till canal water was obtained appeared to have been imposed due to a communication error. SEIAA further observed that the Environmental Clearance had yet not been issued to the project proponent hence the condition mentioned at a) above may be replaced with the following condition at the time of issuance of EC letter to the project proponent:

“The project proponent shall not commence any operational activity at site without obtaining permission for utilization of canal water.”

Extract Proceedings of Table Discussion Agenda Item of 14th Joint Meeting of SEIAA / SEAC held on 13.07.2022

Joint committee deliberated on a query as to whether the project proponent is required to stop the construction activity of the existing project at the time of submission of the TOR/EC application for its expansion till the grant of EC, even though building plan of the existing project is approved by the GMADA and /or other statutory authorities.

During the meeting, it was apprised that the Joint Committee of SEIAA/SEAC in its 12th meeting held on 09.06.2021 had decided that in the cases of Building Construction projects or Area Development and Township projects, where the Project Proponent plans to undertake the Project in more than a single stage, ECs for the individual Tranches will include the condition that future Tranches will be considered as part of the same Project. In case the aggregate area, production capacity, or any other component /feature of the combined Tranches brings the total Project area or other components into a higher category, the appraisal will be carried out on the basis of the aggregate area or component as per EIA Notification, 2006 and other relevant directions of MoEF&CC.

Joint Committee observed that as per the EIA Notification, 14.09.2006, the projects which come in the ambit of the schedule attached with this Notification are required to take prior Environmental Clearance from the concerned regulatory authority before any construction work or preparation of land is commenced by the project management (except for securing the land). This is the cardinal and most important proviso of the EIA Notification dated 14.09.2006 which has been repeatedly upheld by the Hon'ble NGT and the Hon'ble Supreme Court in numerous important judgements on the subject.

After detailed deliberations Joint Committee came to the conclusion that once an expansion Project is conceptualized and an application for grant of TOR / EC is submitted (because the Project after expansion comes within the purview of the EIA Notification dated 14.09.2006) it can no longer be considered or dealt with as two individual Projects (the first being the original project not requiring EC and the second being a composite project which requires an EC). Therefore, after submission of application for grant of TOR / EC, the new Project as a whole is required to be treated as a single composite project and at par with a new project seeking Environmental Clearance. Hence continuation of construction activities by an expansion project after submission of the application for grant of TOR / EC would be in violation of the EIA Notification dated 14.09.2006 as the said Notification does not provide any exception to its fundamental principle that prior EC is required before construction is permitted and this principle has been repeatedly upheld by the Hon'ble Supreme Court and Hon'ble NGT. However, in the case of such projects, the construction undertaken prior to

submission of application for the grant of TOR / EC would not be considered a violation so long as such construction was in accordance with the building plan sanctioned by a statutory authority and was not in excess of the threshold beyond which EC is mandatory.

Keeping the above in view, Project Proponents are required to stop the construction activities of the existing project upon submission of TOR/Environmental Clearance application till the time Environmental Clearance is granted to the project as is the case for new projects seeking Environmental Clearance.

Meeting ended with a vote of thanks to the Chair.
