

**Proceedings of the 233<sup>rd</sup> State Environment Impact Assessment Authority (SEIAA) held on 24.01.2023 (Tuesday) in the Conference Hall No. 1 (Room No 311), 2<sup>nd</sup> 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, IAS,  
Member Secretary, SEIAA
3. Dr. Adarsh Pal Vig, Member SEIAA -cum-  
Chairman, Punjab Pollution Control Board, Patiala (Through VC)

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 231<sup>st</sup> and 232<sup>nd</sup> meeting of the State Environment Impact Assessment Authority held on 18.01.2023 and 19.01.2023.**

Environmental Engineer SEIAA informed that the proceedings of 231<sup>st</sup> and 232<sup>nd</sup> meeting of the State Environment Impact Assessment Authority held on 18.01.2023 and 19.01.2023 were prepared on 19.01.2023 and both the proceedings were got approved on 19.01.2023. As such, SEIAA confirmed the said proceedings.

**Item No. 02: Action taken on the proceedings of 225<sup>th</sup>, 226<sup>th</sup>, 227<sup>th</sup>, 228<sup>th</sup>, 229<sup>th</sup>, 230<sup>th</sup>, 231<sup>st</sup> & 232<sup>nd</sup> meeting of State Environment Impact Assessment Authority held on 13.12.2022, 22.12.2022, 26.12.2022, 30.12.2022, 03.01.2023, 11.01.2023 18.01.2023 and 19.01.2023 respectively.**

Requisite action is being taken on the proceedings of the 225<sup>th</sup>, 229<sup>th</sup>, 230<sup>th</sup> of State Environment Impact Assessment Authority held on 13.12.2022, 03.01.2023, 11.01.2023 respectively. The action on the decisions of the 226<sup>th</sup>, 227<sup>th</sup>, 228<sup>th</sup>, 231<sup>st</sup> and 232<sup>nd</sup> meetings held on 22.12.2022, 26.12.2022, 30.12.2022, 18.01.2023 & 19.01.2023 respectively has been completed. SEIAA took note of the same.

**Item No. 233.01: Application for amendment in Environment Clearance for steel manufacturing unit at Village Wazirabad, Sirhind side, Tehsil & District Fatehgarh Sahib, Punjab by M/s Pawanputra Steel Pvt Ltd. (Proposal No. SIA/PB/IND/294903/2022).**

The industry was granted Environment Clearance vide letter no. SEIAA/PB/IND/2021/EC/26 dated 24.02.2022 for manufacturing of steel ingots/billets @ 1,78,200 TPA. As per the Environment Clearance granted, 3 Number of induction furnaces each of capacity 15 TPH, one concast machine, one rolling mill and one DG set were initially proposed to be installed.

The industry has now proposed to install only 2 Induction furnaces of capacity 22 TPH each, instead of 3 Number of furnaces of capacity 15 TPH each. The industry has submitted that with the installation of 2 energy efficient furnaces instead of 3 furnaces, there will be substantial decrease in the energy consumption, man-power and space requirement. Thus, there will be net saving in terms of recurring cost of operation, man-power and other resources. Further, there will be no change in the production capacity.

The industry has applied for amendment in the Environment Clearance under EIA notification dated 14.09.2006 and submitted form-4 along with half-yearly compliance report of the Environment Clearance conditions. The project cost is Rs. 30/- Crore and there is no change in the cost of the project as per the earlier Environment Clearance granted to it. The industry is covered under category 3 (a) of the schedule appended to the EIA notification dated 14.09.2006.

**1.0 Deliberations during 236<sup>th</sup> meeting of SEAC held on 09.01.2023.**

During meeting, the Project Proponent was absent and Environmental Consultant of the Industry Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory requested the Committee to present the salient features of the application proposal. The Committee accepted the request of the Environmental Consultant and allowed him to present the case. Thereafter, the Environmental Consultant presented the case.

The Committee was satisfied with presentation given by the Environmental Consultant, after deliberations, Committee decided to forward the application proposal to SEIAA with recommendation to grant amendment in Environment Clearance under EIA notification dated 14.09.2006.

**2.0 Deliberations during 233<sup>rd</sup> meeting of SEIAA held on 24.01.2023.**

The case was considered by SEIAA in its 233<sup>rd</sup> meeting held on 24.01.2023 which was attended by the following:

- (i) Sh. Pawan Bansal, Director
- (ii) Sh. Sital Singh, EIA Coordinator, M/s Chandigarh Pollution Testing Laboratory.

SEIAA allowed the project proponent to present the case. Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

SEIAA perused the request of the project proponent and observed that the project was initially granted EC vide Identification no. EC22B008PB143522 dated 24.02.2022.

The industry has now proposed to install only 2 Induction furnaces of capacity 22 TPH each, instead of 3 Number of furnaces of capacity 15 TPH each. The industry has submitted that with the installation of 2 energy efficient furnaces instead of 3 furnaces there will be a reduction in the energy consumption on account of the proposed amendment with the production capacity remaining unchanged.

SEIAA noted that the proposed amendment will result in reduction of the environmental load of the project. SEIAA, therefore, decided to accept the recommendations of SEAC and grant amendment in the earlier granted Environmental Clearance to the Industry under EIA notification dated 14.09.2006 vide EC Identification No. EC22B008PB143522 dated 24.02.2022 as per Table 1 below:

**Table 1**

<b>Sr. No.</b>	<b>Description</b>	<b>As per earlier EC</b>	<b>Proposal</b>	<b>After amendment</b>
1.	Induction Furnace	3 x 15 TPH	2x22 TPH	2x22TPH
2.	Rolling Mill	01 No.	Nil	01 No.
3.	CCM	01 No.	Nil	01 No.
4.	Steels Ingots/Billets	1,78,200 TPA	Nil	1,78,200 TPA
5.	Round, Coil, Flats, Wire Rod, TMT Bars	1,70,000 TPA	Nil	1,70,000 TPA
6.	Project Cost	Rs. 30.00 Crore	No Change	Rs. 30.00 Crore
7.	Area	34997.67 sqm	No change	34997.67 sqm

**Item No. 233.02: Application for Environment Clearance under EIA notification dated 14.09.2006 for the commercial project namely “Aeroplaza” located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab by M/s Shudh Gold. (Proposal No. SIA/PB/INFRA2/402459/2022).**

**Background**

The Project Proponent has applied for Environmental Clearance under EIA notification dated 14.09.2006 for the commercial project namely “Aeroplaza” located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab. The total land area of project is 20246.57 sqm having built up area of 58716 sqm. The project is covered under 8 (a) and category B2 of the schedule appended with the EIA notification dated 14.09.2006. The cost of the project is 256 Cr.

The Project Proponent has submitted online application form and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 1,17,768/- through UTR No. IDFBH22252506708 dated 09.09.2022, as checked and verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7357 dated 01.12.2022 has sent the latest construction status report with details as under:

*“The project site was visited by officer of the Board on 18.11.2022 and it was observed as under:*

<b>Sr. No.</b>	<b>Report of point sought by SEIAA</b>	<b>Remarks</b>
1.	<i>Construction status of the proposal</i>	<i>No site development work has been started at the site. The Project Proponent has provided demarcation of the site using tin sheds on 3 side along the boundary. The site is adjoining to “Aero Arcade” commercial project site, Aerocity, Mohali, ON the back side of the project site residential plots of blocks G, Aerocity have been established. No drain passes through the project site. The project site is located in Aerocity, Mohali.</i>
2.	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive, if any.</i>	<i>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 500m from the boundary of the proposed site of the project. No air polluting industry located within 100m of the site.</i>

3.	<i>Whether the site meets with the prescribed criteria for setting up of such projects</i>	<i>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.</i>
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*It is further intimated that GMADA has laid down sewer in the area and has installed STP of 500 KLD for the treatment of wastewater generated from Aero City project. GMADA is in process of upgrading the STP of 10 MLD capacity and has given deadline of 31.12.2022 for completion.”*

**1.0 Deliberations during 236<sup>th</sup> meeting of SEAC held on 09.01.2023.**

The meeting was attended by the following:

- (i) Sh. Kasturilal Tondon, Project Head, M/s Shudh Gold.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent	Commercial Project “Aeroplaza” located at Pocket No1,Block – G Aerocity District SAS Nagar (Mohali), Punjab. Mr. Ashok Kumar (Partner)
1.2	Proposal No.	SIA/PB/INFRA2/402459/2022
1.3	Location of Project	Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area	Total Plot Area = 5 acres Total Built up area = 58716 Sqm

1.5	Category under EIA notification dated 14.09.2006	The project falls under category 8(b) – “Construction Project”; Category B2 as per EIA Notification dated 14 <sup>th</sup> September, 2006 and its subsequent amendments
1.6	Cost of the project	Rs. 256 Crores
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan	Yes, the project falls within Master plan of SAS Nagar. Land is auctioned by GMADA. Allotment letter is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of Allotment letter for the commercial chunk site measuring 5 acres in the name of M/s Shudh Gold issued by GMADA vide No 13861 dated 04/07/2022 submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	The clearance is not required under the Forest Conservation Act 1980. An undertaking in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No land is involved under the provisions of PLPA, 1900. An undertaking in this regard submitted.
3.3	Whether project required clearance	No. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 7 km and 15 km from the project location

	under the provisions of Wildlife Protection Act, 1972 or not:	respectively. Thus, project falls outside eco-sensitive zone of the sanctuary. Thus, no wildlife clearance is involved in the project. Undertaking in this regard is attached along with application.	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary and City Bird Sanctuary.	
3.5	Green area requirement and proposed No. of trees:	Proposed trees to be planted: 151 trees	
<b>4.</b>	<b>Configuration &amp; Population</b>		
4.1	Configuration & Population details:	Commercial Project. Population 7126 Persons	
<b>5</b>	<b>Water</b>		
5.1	Overall Water Demand and Wastewater generation details:		
	Total built up area of Ground and Mezzanine floor floor is 9335 sqm	Population on the floors @1 person / 3 sqm 9335/3	3112 persons
	Total built up area on rest of the floors 24093 sqm	Population on the floors @1 person / 6 sqm 24083.60 /6	4014 persons
	Total population		7126 persons
	Floating population @ 90 % of the total population		6413 Persons
	Permanent population @ 10 of the total population Approximately		713 persons
	No. of permanent population	713 persons @45 lit/day	32 M <sup>3</sup> /day

	Floating population	6413 persons @15 lit/day	97 M <sup>3</sup> /day
	Total consumption of water		129 M <sup>3</sup> /day
	Total Discharge @ 80% to STP		103 M <sup>3</sup> /day
	Flushing	713 persons @20 lit/day	14 M <sup>3</sup> /day
		6413 persons @10 lit/day	64 M <sup>3</sup> /day
5.2	Total fresh water requirement:	50 KLD	
5.3	Source:	GMADA Supply	
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	A copy of allotment letter vide letter No 13861 dated 04/07/2022 issued by GMADA submitted, wherein it has been mentioned that the allottee will be provided separate connection for fresh water for drinking.	
5.5	Total wastewater generation:	103 KLD	
5.6	Treatment methodology: <i>(STP capacity, technology &amp; components)</i>	103 KLD of sewage will be generated from the project which will be treated in existing STP of 125 KLD capacity.	
5.7	Treated wastewater for flushing purpose:	78 KLD	
5.8	Treated wastewater for green area in	No treated wastewater shall be utilized into green area.	



	summer, winter and rainy season:															
5.9	Utilization/Disposal of excess treated wastewater.	Summer: 25 KLD Winter: 25 KLD Monsoon: 25 KLD														
5.10	Cumulative Details for Summer Season:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Excess will be disposed to GMADA Sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>129 KLD</td> <td>103 KLD</td> <td>103 KLD</td> <td>78 KLD</td> <td>Nil</td> <td>25 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed to GMADA Sewer	1.	129 KLD	103 KLD	103 KLD	78 KLD	Nil	25 KLD	
Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed to GMADA Sewer										
1.	129 KLD	103 KLD	103 KLD	78 KLD	Nil	25 KLD										
	* Allotment letter vide letter No 13861 dated 04/07/2022 issued by GMADA wherein it has been mentioned that the allottee shall be entitled for sewer and storm water connection in the main sewer and storm network developed by GMADA.															
5.11	Rain water harvesting proposal:	6 no. of rain water recharging pits have been proposed for artificial rain water recharging within the project premises.														
6	<b>Air</b>															
6.1	Details of Air Polluting machinery:	6 DG sets of total capacity 4,160 KVA (2 × 1010 KVA + 2 × 500 KVA + 1 × 240 KVA & 125 KVA) for essential services such as STP, borewell, etc.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														

7	<b>Waste Management</b>		
7.1	Total quantity of solid waste generation	1426 kg/day	
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be composted in Mechanical Composters of 50 kg/ hr has been proposed. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site. A separate area of 50 sq.m has been earmarked for solid waste management within the project.	
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.	
8	<b>Energy Saving &amp; EMP</b>		
8.1	Power Consumption:	Total power demand = 3900 KW Agency: Punjab State Power Corporation Limited (PSPCL).	
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar water heaters & solar panels are being proposed within the project premises.	
8.3	Details of activities under Environment Management Plan.		
	<b>Construction phase:</b>		
	<b>S.No.</b>	<b>Title</b>	<b>Capital Cost (Rs. Lakhs)</b>
			<b>Recurring Cost (Rs. Lakhs/ Annum)</b>
	1.	Medical Cum First Aid	0.50
	2.	Toilets for sanitation system	2.0
	3.	Wind breaking curtains	8.0
			2.0

	4.	Sprinklers for suppression of dust	4.0	2.5
	5.	Sewage Treatment Plant	60.0	
	6.	Solid Waste segregation & disposal	14.0	
	7.	RWHP	3.0	
	8.	Green area development	2.5	
	<b>Total</b>		<b>Rs. 94 Lakhs</b>	<b>Rs. 6.5 Lakhs/annum</b>
<b>Operation Phase:</b>				
	<b>S.No.</b>	<b>Title</b>	<b>Recurring Cost (Rs. Lakhs/ Annum)</b>	
	1.	Sewage Treatment Plant	4.5	
	2.	Solid Waste segregation & disposal	6.0	
	3.	RWHP	0.50	
	4.	Green area development	5.00	
		<b>Total</b>	<b>Rs. 16.00 Lakhs/annum</b>	
8.4	<b>CER Activities:</b>		Submitted	

The Committee observed that the Project Proponent has not submitted any details with regard to each of the activities proposed under CER along with NOCs from different stakeholders. After discussions, the Project Proponent agreed to install smog tower to improve the ambient air quality of the area in lieu of the activities earlier proposed under CER. The Project Proponent has submitted a copy of the letter, wherein he has mentioned that he shall spend Rs 2.56 Cr for installation of Smog Tower at Mohali.

After detailed deliberations, the Committee decided to forward the application to SEIAA with the recommendation to grant Environmental Clearance for the commercial project namely "Aeroplaza" located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab as per

the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions as under:-

**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 129 KLD, out of which 50 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

<b>Sr. No.</b>	<b>Total water Requirement</b>	<b>Total wastewater generated</b>	<b>Treated wastewater</b>	<b>Flushing water requirement</b>	<b>Green area requirement</b>	<b>Excess will be disposed to GMADA Sewer</b>
1.	129 KLD	103 KLD	103 KLD	78 KLD	Nil	25 KLD

- 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:

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



f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 06 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) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly

Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VII. Green Cover**

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 151 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 is as under:

**Construction phase:**

<b>Sr. No.</b>	<b>Title</b>	<b>Capital Cost (Rs. Lakhs)</b>	<b>Recurring Cost (Rs. Lakhs/ Annum)</b>
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation system	2.0	1.0
3.	Wind breaking curtains	8.0	2.0
4.	Sprinklers for suppression of dust	4.0	2.5
5.	Sewage Treatment Plant	60.0	
6.	Solid Waste segregation & disposal	14.0	
7.	RWHP	3.0	
8.	Green area development	2.5	
<b>Total</b>		<b>Rs. 94 Lakhs</b>	<b>Rs. 6.5 Lakhs/annum</b>

**Operation Phase:**

<b>Sr. No.</b>	<b>Title</b>	<b>Recurring Cost (Rs. Lakhs/ Annum)</b>
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	6.0
3.	RWHP	0.50
4.	Green area development	5.00
<b>Total</b>		<b>Rs. 16.00 Lakhs/annum</b>

**CER activities details:**

<b>Sr. No.</b>	<b>Description</b>	<b>Amount</b>
1.	Smog Tower at Mohali	2.56 Crore

**XI. Validity**

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

**XII. Miscellaneous**

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.



- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

### **XIII. Additional Conditions**

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to

Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

## **2.0 Deliberations during 233<sup>rd</sup> meeting of SEIAA held on 24.01.2023.**

The case was considered by SEIAA in its 233<sup>rd</sup> meeting held on 24.01.2023 which was attended by the following:

- (i) Sh. Kasturilal Tondon, Project Head, M/s Shudh Gold.

(ii) Sh. Deepak Gupta, Environmental Advisor.

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

SEIAA allowed the project proponent to present the case. Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

The project proponent further submitted that in the meeting of SEAC held on 09.01.2023 they had agreed with the suggestion by SEAC for installation of a Smog Tower at Mohali in lieu of CER activities at a cost of Rs. 2.56 Crores. However, later on, the matter was examined thoroughly by the project proponent and it was noted as under:

1. The technology of Smog Tower has not yet been accepted and validated by any authority of the Central or State Govt. since trial runs of such devices are yet been undertaken to establish the range and extent in improvement in the air quality after their installation.
2. One such Smog Tower has been installed at Chandigarh but its performance is also yet to be properly assessed and documented.
3. The CAPEX for a Smog Tower on the pattern of the one installed in Chandigarh is about Rs 5-7 crores and there will considerable expenditure incurred for the OPEX for electricity, replacing its filters, Manpower requirement, security, maintenance etc. The responsibility in respect of the operational expenditure and maintenance (both short and long term) would also be very problematic.
4. As per proposal the Project Proponent has committed to spend Rs.2.56 crores on account of CER activities, but even the CAPEX cost of the Smog Tower is much more than this amount.
5. There will be a lot of practical difficulties in getting suitable land for installation of such tower.

In light of above observations, project proponent requested that the following CER activities may be prescribed in lieu of the Smog Tower:

Particulars	Amount (in lakhs)
In lieu of CER	
• Development of Mini Forests (Nanak Bagichi), raising of Avenue Plantations and Plantations in public / community areas (MC Mohali)	75
• Distribution of alternatives / substitutes for single use plastic (Through PPCB and NGO and Office staff)	50
• Solar power equipment in Government Buildings Kurali MC	21

• Rejuvenation of Pond in village Raipur Kurd and Amlala	110
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SEIAA noted that the recommendation by SEAC for installation of Smog Tower is devoid of all technical details including size, output, specifications of the machinery, zone of effectiveness etc of the proposed tower. The location of the same and agreement with MC etc for permitting its installation and the modalities for its short and long term maintenance have also not been mentioned. SEIAA, therefore, found merit in the submissions made by the project proponent and decided to allow it to undertake the above said activities in lieu of CER activities. However, SEIAA also advised the Project Consultant to carefully look into all aspects of such matters before giving a commitment in future so that such situation's wherein earlier agreed to activities are subsequently changed does not arise in future.

The Authority further observed that as per the recent guidelines of the CPWB all projects with built-up area of over 20,000 sqm are required to use Anti-Smog Guns to control the pollution generated due to the construction activities. To this observation of SEIAA, the project proponent proposed to install 2 no. Anti-Smog Guns as part of the EMP during construction phase. SEIAA decided to accept the proposal of the project proponent.

After detailed deliberations and scrutiny of the project documents and assessment of it's likely Environmental impact and the proposed EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the commercial project namely "Aeroplaza" with total land area of 20246.57 sqm having built up area of 58716 sqm located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab by M/s Shudh Gold as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendment/additions/deletions as under:

**Amended condition no. (iii) of X. of Environmental Management Plan**

- 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 year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend a minimum amount of Rs. 97 Lacs towards the capital cost along with Rs. 23 Lacs/annum towards recurring cost of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

**Construction phase:**

Sr. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation system	2.0	1.0
3.	Wind breaking curtains	8.0	2.0
4.	Sprinklers for suppression of dust	4.0	2.5
5.	Sewage Treatment Plant	60.0	-
6.	Solid Waste segregation & disposal	14.0	-
7.	RWHP	3.0	-
8.	Green area development	2.5	-
9.	Smog gun 2 No	3.0	0.50
<b>Total</b>		<b>97</b>	<b>7</b>

**Operation Phase:**

Sr. No.	Title	Recurring Cost (Rs. Lakhs/Annum)
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	6.0
3.	RWHP	0.50
4.	Green area development	5.00
<b>Total</b>		<b>Rs. 16.00 Lakhs/annum</b>
	Activities to be carried out in lieu of CER activities:	<b>Amount to be spent (Rs in Lakhs)</b>

<ul style="list-style-type: none"> <li>• Development of Mini Forests (Nanak Bagichi), raising of Avenue Plantations and Plantations in public / community areas (MC Mohali)</li> </ul>	75
<ul style="list-style-type: none"> <li>• Distribution of alternatives / substitutes for single use plastic (Through PPCB and NGO and Office staff)</li> </ul>	50
<ul style="list-style-type: none"> <li>• Solar power equipment in Government Buildings Kurali MC</li> </ul>	21
<ul style="list-style-type: none"> <li>• Rejuvenation of Pond in village Raipur Kurd and Amlala</li> </ul>	110

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

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