

Proceedings of the 236th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 01.02.2023 (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, 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 233rd and 235th meeting of the State Environment Impact Assessment Authority held on 24.01.2023 and 30.01.2023 respectively.

Environmental Engineer SEIAA informed that the proceedings of 233rd and 235th meetings held on 24.01.2023 and 30.01.2023 were under preparation and would be circulated shortly for comments/ approval.

Item No. 02: Action taken on the proceedings of 229th, 230th, 233rd and 235th meeting of State Environment Impact Assessment Authority held on 03.01.2023, 11.01.2023, 24.01.2023 and 30.01.2023 respectively.

Requisite action is being taken on the proceedings of the 229th, 230th and 233rd meetings of State Environment Impact Assessment Authority held on 03.01.2023, 11.01.2023 and 24.01.2023 respectively. The action on the proceedings of the 235th meeting held on 30.01.2023 has been completed.

Item No. 236.02: Application for extension of ToR along with amendment for the area development project namely “Urban Estate-Gurdaspur” in the revenue estate of Village Nabipur & revenue estate of Gurdaspur, Punjab by M/s Amritsar Development Authority (Proposal No. SIA/PB/MIS/283553/2022).

M/s Amritsar Development Authority was granted ToR vide SEIAA letter no. 992 dated 16.07.2018 for the area development project namely “Urban Estate-Gurdaspur” in the revenue estate of Village Nabipur District Gurdaspur, Punjab. The project is covered under category of township of area development project-8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has requested for extension in validity of the Terms of Reference along with amendment for the said residential project. The Project Proponent submitted layout plan of the project approved from Chief Town Planner, Punjab.

The processing fee for Environmental Clearance is @ 3000/Ha or 1 sqm/in case of built up area. Being area development project, built up area cannot be calculated. The total processing fee has been estimated @ Rs. 3000/ha. Therefore, the Project Proponent is required to deposit Rs. 188240/- out of which 25% of the processing fee Rs. 47060/- deposited vide UTR No. AA609299 dated 13.07.2022, the adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

1.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

- (i) Mr. Charanjit Singh, XEN, M/s Amritsar Development Authority.
- (ii) Mrs. Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Simranjeet Kaur, EC 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:

Sr. no.	Description	Earlier TOR accorded	Proposed / change	Total as per TOR revision
1.	Total Area of the site	6,27,465.08 sq.m. (155.05 acres)		
2.	Net planned Area	5,51,667.46 sq.m. (136.32 acres)	18.73 acres	6,27,465.08 sq.m. (155.05 acres)

3.	Components	Residential Plotted area (49.32 acres), EWS 6 acres), MSF area (9.38 acres), Shops (0.24 acre), Commercial area (9.34 acres), Club/ Community Centre Area (1.09 acres), Area under Schools (4.55 acres), Area under Public Purposes (2.61 acres), etc.	Change in planning	1096 residential plots (59.4 acres), commercial 2.59 acres, Multiuse site 0.8 acre, EWS 6.25 acres, Area under community centre (2.41 acres), area under schools (12.88 acres), utilities (1.96 acres), area under health facility (0.5 acre), area under green (16.72 acres) & area under religious (0.63 acre).
4.	Estimated Population	21,193 Persons	-947 Persons	20,246 Persons
5.	Water Demand	4,186 KLD	-1,229 KLD	2,957 KLD
6.	Wastewater generated	3,171 KLD	-1,017 KLD	2154 KLD
7.	STP	Discharged to City STP of MC, Gurdaspur.		
8.	Solid waste generation	8,121 kg/day	-408 kg/day	7,713 kg/day
9.	Power Load	10,273.55 KVA		
10.	DG sets	No DG set was proposed	DG set provided for water works.	1 DG set of 62.5 KVA
12.	Project Cost	Rs. 205 Crores	-Rs. 100 Crores	Rs. 105 Crores

During meeting, the Committee observed that the Project Proponent was granted Terms of Reference (ToR) vide SEIAA letter no. 992 dated 16.07.2018. The said ToR was valid for a period

of 3 years which could be extended by one year as per MoEF&CC OM dated 29.08.2017. Further, the MoEF&CC vide OM dated 18.01.2021 decided that in view of Covid-19, the period from 01.04.2020 to 31.03.2021 shall not be considered for the purpose of calculation of the period of validity of Terms of Reference granted under the provision of the notification. In view of this OM of MoEF&CC, the ToR already issued to the Project Proponent was valid up to 15.07.2022 (3 years + 1-year Covid-19 period).

The Project Proponent has submitted application for extension of ToR along with amendment in proposal on 14.07.2022, which is within the validity period of the ToR. Further, the Project Proponent assured the Committee that he shall undertake the EIA study within the validity period of ToR i.e before 15.07.2023. The Project Proponent has submitted self-declaration in this regard. The Committee noted the same and took a copy of the self-declaration on record.

After detailed deliberations, the Committee decided to forward the application to SEIAA with the recommendation to extend the validity of ToR along with amendment in the proposal up to 15.07.2023.

2.0 Deliberations during 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

- (i) Sh. Gurpreet Singh, Divisional Engineer (Public Health).
- (ii) Mrs. Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Simranjeet Kaur, EC Coordinator, M/s Eco laboratories Pvt. Ltd

SEIAA observed that the project was earlier envisaged to be executed at a cost of Rs. 205 Crores. However, the project cost has now been revised and reduced to Rs. 105 Crores whereas the Net Planned area has increased by 18.73 acres. To this, the Sh. Gurpreet Singh, Divisional Engineer, informed that the project only entails laying of roads, sewer and other basic infrastructure services. The revised project cost is correct since the construction work of the various residential / commercial components shall be undertaken by the allottees of the plots and cost to be incurred thereon has not been included in the project cost.

During deliberations, SEIAA observed that the representative of the department attending the meeting was not well informed regarding the facts of the case and had been deputed to attend the meeting due to the absence of the concerned dealing officer. SEIAA decided that the Department be informed that this was not permissible and that the application of the Department for obtaining environmental clearance for the project would not be considered in the absence of a senior officer who was well conversant with all relevant aspects of the matter.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC for amendment and extension in the ToR upto 15.07.2023.

Item No. 236.03: Application for Environmental Clearance for establishment of Commercial Project namely "Grand Carnival" at Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab by M/s RGI Infra (Proposal No. SIA/PB/INFRA2/402370/2022).

The project proponent has submitted application for Environmental Clearance for establishment of Commercial Project namely "Grand Carnival" at Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab by M/s RGI Infra. The land area of the project is 24,296.82 sq.m (6 acres) with built-up area of 93,014.047 sq.m. The project is covered under category B2 and activity 8(a) as per the EIA notification dated 14.09.2006.

The project proponent has submitted Conceptual plan, Form I, Form IA and other additional documents through online portal. He has also deposited Rs. 1,86,030 vide Cheque No. 000050 dated 04.10.2022 as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7678 dated 21.12.2022 has sent the latest construction status report with details as under:

"Accordingly, the site was visited by the officer of the Board on 16/12/2022 and it was observed as under:

- 1. 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 situated on Airport Road adjoining "Mohali City Centre - II". On the back side of the project site residential plots of block H, Aerocity have been established. No drain passes through the project site.*
- 2. The project proponent has taken site measuring one acre on lease from GMADA adjoining to the project site vide GMADA letter no. 90764 dated 20/9/2022 for initially 6 months. The project proponent has started construction of office using brick work in this site taken on lease.*
- 3. The project site is located in Aerocity, Mohali.*
- 4. The project proponent has installed DG set of unknown capacity without canopy and without adequate stack height.*
- 5. No MAH industry/ cement crushing/ grinding unit/ rice sheller/salia plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the the boundary of the proposed site of the project. No air polluting industry located within 100 m of the 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 30.10.2022*

6. *The project proponent has submitted allotment letter of the commercial Site, Block-H, at Aerocity, Mohali vide no. to/2022/13830 dated 04.07.2022. As per the Master, plan of the SAS Nagar, the Site under Commercial Zone.*

It is further intimated that GMADA has laid 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 to 10 MLD capacity and has given deadline of 31/12/2022 for completion.”

1.0 Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Rajesh Gupta, Partner M/s RGI Infra.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Proposed Commercial Project namely “Grand Carnival” by M/s RGI Infra
1.2	Proposal:	SW/103962/2022
1.3	Location of Project:	Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Land area: 24,296.82 sq.m. Built up area: 93,014.047 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under 8(a) - ‘Building & Construction Project’ as built-up area of the project will be 93,014.047 sq.m.
1.6	Cost of the project	Rs. 343.08 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of SAS Nagar, project site falls within the Mix use area. Master Plan showing the project site 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 an allotment letter of the commercial Site measuring total land area of 6 acres in Block-H at Aerocity, Mohali issued vide no. to/2022/13830 dated 04.07.2022 submitted.

3	Forest, Wildlife and Green Area																			
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. Thus, no clearance is required under Forest Conservation Act, 1980. Undertaking regarding the same has been submitted.																		
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. Undertaking regarding the same has been submitted.																		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, there is no Wildlife Sanctuary or Protected Area falls within 10 km radius of the project site. Thus, no NBWL Clearance is required.																		
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana located at a distance of approx. 88 km from the project site.																		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.																		
3.6	Green area requirement and proposed No. of trees:	Green area: 327.225 sq.m. Total no. of trees 304 trees= 1tree/80 sqm of the plot area.																		
4.	Configuration & Population																			
4.1	Proposal & Configuration	Proposed commercial project comprises of one block 'A' which consist of G + 5 floors and 2 basements. <table border="1" data-bbox="618 1335 1414 1822"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq.m)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plot area</td> <td>24,296.82</td> </tr> <tr> <td>2.</td> <td>FAR (@ 2.12%)</td> <td>51,502.291</td> </tr> <tr> <td>3.</td> <td>Non-FAR area <ul style="list-style-type: none"> • Basement 1 • Basement 2 • Other Non-FAR areas (including staircase, lifts, mumty etc.) </td> <td> 41,511.756 <ul style="list-style-type: none"> • 19,662.153 • 19,662.153 • 2,187.450 </td> </tr> <tr> <td>4.</td> <td>Built-up Area (FAR + Non FAR)</td> <td>93,014.047</td> </tr> <tr> <td>5.</td> <td>Green area</td> <td>327.225</td> </tr> </tbody> </table>	S. No.	Description	Area (in sq.m)	1.	Plot area	24,296.82	2.	FAR (@ 2.12%)	51,502.291	3.	Non-FAR area <ul style="list-style-type: none"> • Basement 1 • Basement 2 • Other Non-FAR areas (including staircase, lifts, mumty etc.) 	41,511.756 <ul style="list-style-type: none"> • 19,662.153 • 19,662.153 • 2,187.450 	4.	Built-up Area (FAR + Non FAR)	93,014.047	5.	Green area	327.225
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4.	Built-up Area (FAR + Non FAR)	93,014.047																		
5.	Green area	327.225																		
4.2	Floor wise Population Details:																			

S. No.	Description	Area in sq.m.	Criteria	Population				
1.	Ground Floor (SCO's & Shops)	10,647.909	3 sq.m/person	3,549				
2.	1st Floor (SCO's & Shops)	10,674.792	6 sq.m/person	1,779				
3.	2nd Floor (SCO's & Shops)	10,674.792	6 sq.m/person	1,779				
4.	3rd Floor <ul style="list-style-type: none"> • SCO's • Offices 	<ul style="list-style-type: none"> • 4,802.911 • 5,871.881 	<ul style="list-style-type: none"> • 6 sq.m/person • 10 sq.m/person 	<ul style="list-style-type: none"> • 800 • 587 				
5.	4th Floor (Offices)	4,568.625	10 sq.m/ person	457				
6.	5th Floor (Offices)	4,192.626	10 sq.m/ person	419				
Total Estimated Population				9,370				
Population breakup details								
S. No.	Description	Population						
1.	Office Population <ul style="list-style-type: none"> • Staff (@ 90% of office pop.) • Visitors (@ 10% of office pop.) 	1,463 <ul style="list-style-type: none"> • 1,317 • 146 						
2.	Commercial Area (SCO's & Shops) Population <ul style="list-style-type: none"> • Staff (@ 10% of Commercial Area pop.) • Visitors (@ 90% of Commercial Area pop.) 	7,907 <ul style="list-style-type: none"> • 791 • 7,116 						
5	Water							
5.1	S. No.	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
	1.	Staff	2,108	45	95	20	42	53
	2.	Visitors	7,262	15	109	10	73	36
	Total		9,370	-	204	-	115	89
Green area water req. for 327.225 sq.m.								
Summer (@ 5.5 lt./m ² /day)								2
Winter (@ 1.8 lt./m ² /day)								0.5
Monsoon (@ 0.5 lt./m ² /day)								0.1

5.2	Total fresh water requirement:	Fresh water requirement of the project will be 89 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>	Water supply will be provided through GMADA as per (x) point of General conditions in the allotment letter.					
5.5	Total wastewater generation:	163 KLD of domestic wastewater will be generated from the project.					
5.6	Treatment methodology: (STP capacity, technology & components)	163 KLD of sewage will be generated which will be treated in proposed STP of capacity 175 KLD based on MBBR Technology.					
5.7	Treated wastewater for flushing purpose:	115 KLD					
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 2 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD					
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer.					
5.10	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	204 KLD	163 KLD	160 KLD	115 KLD	Summer: 2 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer:4 3 KLD Winter: 44.5 KLD Monsoon: 44.9 KLD
	*The Project Proponent has submitted copy of allotment letter issued by GMADA, wherein it has been mentioned in the conditions that the allottee shall be entitled for the sewer and storm water connection in the main sewer and storm network developed by GMADA.						
5.11	Rain water harvesting proposal:	5 No's Rain water recharging pits have been proposed for rain water recharge within the project premises. Layout plan showing rain water recharging pits is enclosed with the application.					
6	Air						

6.1	Details of Air Polluting machinery:	3 DG sets of capacity 750 KVA each will be provided for power backup.			
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.			
7	Waste Management				
7.1	Total quantity of solid waste generation	1,874 kg/day of domestic solid waste will be generated.			
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Biodegradable waste will be converted into manure using two Mechanical Composters of capacity 500 kg each to be installed within project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.			
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 sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.			
8	Energy Saving & EMP				
8.1	Power Consumption:	Total power demand of the project will be 8,326.739 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	The total area covered by solar panels will be 1,370.587 sq.m. which is 30% of terrace area of 4 th floor i.e. 4,568.625 sq.m. which will generate 48 KW power. Details of energy savings is attached along with the application.			
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is attached along with application.			
		Description	Construction phase	Operational phase	
			Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	
			Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)	
		Wastewater Management (Installation of STP of	40	1	5

		capacity 175 KLD based on MBBR-UF)			
		Air & Noise Pollution Management (Provision of Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1	1
		Development of green belt and landscaping	4	0.5	3 (for 3 years)
		Rainwater recharging (5 pits)	10	1	2
		Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	1	5
		Solid Waste Management (Installation of 2 mechanical composters of capacity 500 kg each and hazardous waste management)	25	1	3
		Energy Conservation Measures (Provision of LED lights and solar panel)	50	0.5	2
		Total	Rs. 144 lakhs	Rs. 6 lakhs	Rs. 21 lakhs
8.4	CER details	Submitted.			

The Committee on perusal of construction status report submitted by Punjab Pollution Control Board vide letter no. 7678 dated 21.12.2022 observed that the Project Proponent has started construction of office using brick work in this site taken on lease. In this regard, the Project Proponent clarified that the construction of the office has been carried out in the land area other than the land area for carrying out the construction of the proposed project. The Committee noted the same and asked the Project Proponent to submit a self-declaration in this regard. The

Committee on perusal of CER activities asked the Project Proponent to revise the same. The project proponent agreed to the same.

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

- (i) The Project Proponent shall submit the self-declaration to the effect that the office construction has not been carried out in the proposed land area for which the Environmental Clearance had been sought under EIA notification dated 14.09.2006.
- (ii) The Project Proponent shall submit the self-declaration that the land area of the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary.
- (iii) The Project Proponent shall submit the revised proposal for carrying out CER activities.

2.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

- (i) Mr. Rajesh Gupta, Partner, M/s RGI Infra.
- (ii) Mrs. Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Simranjeet Kaur, EC Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

Sr. No.	Observations	Reply submitted by the Project Proponent
1.	The Project Proponent shall submit the self-declaration to the effect that the office construction has not been carried out in the proposed land area for which the Environmental Clearance had been sought under EIA notification dated 14.09.2006.	Adjoining land of area 1 acre has been acquired on lease basis for construction-cum-sale office after obtaining permission from GMADA; copy of the permission is submitted.
2.	The Project Proponent shall submit the self-declaration that the land area of the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary.	Self-declaration regarding no involvement of any forest area, PLPA land and Wildlife Sanctuary is submitted.

3.	The Project Proponent shall submit the revised proposal for carrying out CER activities.	Submitted
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During meeting, the Committee observed that the Project Proponent has not submitted proper reply to the observation raised at Sr. No. 1. In this regard, the Project Proponent has submitted a self-declaration to the effect that the construction of site office has not been done within the proposed project area.

The Committee, on perusal of CER activities, asked the Project Proponent to provide concrete proposal. In this regard, the Project Proponent revised the CER activities as under:

Sr. No.	Activities	Amount (Rs. in Lakhs)
1.	Installation of Air Purification Tower at Mohali	340
2.	CER activities in village Lehlan <ul style="list-style-type: none"> • Installation of Solar Panels of capacity 10 KW at tube well. • Installation of Solar Panels of capacity 10 KW in Govt. Primary School. 	10 <ul style="list-style-type: none"> • 5 • 5
	Total	Rs. 350 Lakhs

The Committee took a copy of reply of the Project Proponent on record and 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 establishment of Commercial Project namely "Grand Carnival" at Block H, Aero City, Mohali, Distt. SAS Nagar, 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 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. 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 204 KLD, out of which 89 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:

Sr. No.	Total Water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	204 KLD	163 KLD	160 KLD	115 KLD	Summer: 2 KLD	Summer:4 3 KLD

					Winter: 0.5 KLD Monsoon: 0.1 KLD	Winter: 44.5 KLD Monsoon: 44.9 KLD
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- 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, 05 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 sixmonthly 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 304 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:

Sr. No.	Description	Construction Phase		Operational Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/annum)	Recurring cost (in Lakhs/annum)
1.	Wastewater Management (Installation of STP of capacity 175 KLD based on MBBR-UF)	40	1	5
2.	Air & Noise Pollution Management (Provision of Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1	1

3.	Development of green belt and landscaping	4	0.5	3(for 3 years)
4.	Rainwater recharging (5 pits)	10	1	2
5.	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	1	5
6.	Solid Waste Management (Installation of 2 mechanical composters of capacity 500 kg each and hazardous waste management)	25	1	3
7.	Energy Conservation Measures (Provision of LED lights and solar panel)	50	0.5	2
	Total	Rs. 144 lakhs	Rs. 6 lakhs	Rs. 21 lakhs

CER activities details:

Sr. No.	Activities	Amount (Rs. In Lakhs)
1.	Installation of Air Purification Tower at Mohali	340
2.	CER activities in village Lehlan <ul style="list-style-type: none"> • Installation of Solar Panels of capacity 10 KW at tube well. • Installation of Solar Panels of capacity 10 KW in Govt. Primary School. 	10 <ul style="list-style-type: none"> • 5 • 5
	Total	Rs. 350 Lakhs

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.

3.0 Deliberations during 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

- (i) Mr. Rajesh Gupta, Partner M/s RGI Infra.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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 observed that the project proponent has proposed 304 trees by taking into consideration the parameter of planting one tree per 80 sqm of the land area. However, as per the prevailing guidelines of GMADA, the project proponent has to plant one tree per 225 sqm of the built-up area. To this, the project proponent agreed to increase the number of trees and assured to plant 415 trees as per the criteria of planting one tree per 225 sqm of the built-up area.

SEIAA further observed that the project proponent that the proposed outlays for the the development of green belt and landscaping as also for the recurring cost for maintenance of are inadequate. To this, the project proponent submitted the revised details of EMP as under:

Description	Construction phase		Operation phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Wastewater Management (Installation of STP of capacity 175 KLD based on MBBR-UF)	40	1	5
Air & Noise Pollution Management (Provision of Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1	1
Development of green belt and landscaping	5	1	3 (for 3 years)
Rainwater recharging (5 pits)	10	1	2
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	1	5
Solid Waste Management (Installation of 2 mechanical composters of capacity 500 kg each and hazardous waste management)	25	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	50	0.5	2
Total	Rs. 145 lakhs	Rs. 6.5 lakhs	Rs. 21 lakhs

SEIAA also observed that the SEAC has recommended the project for grant of Environmental Clearance subject to a condition that the project proponent shall install Air Purification Tower at Mohali having cost of Rs. 340 lakhs. SEIAA observed that the said recommendations were devoid of any study w.r.t. performance of the said Tower, location criteria, operational challenges, long term operability etc.

To a query of SEIAA regarding the location of the tower proposed to be installed, its technical specifications, proposal for long term maintenance etc. the project proponent requested to give two months' time so that a comprehensive report in this regard could be prepared and submitted. SEIAA found the proposal of the project proponent to be reasonable and decided to give two months' for submitting comprehensive report regarding suitability of the Air Purification

Tower at Mohali. It was further decided that a special condition in this regard shall be imposed in this regard.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Commercial Project namely “Grand Carnival” in land area of 24,296.82 sqm (6 acres) with built-up area of 93,014.047 sqm at Block H, Aero City, Mohali, Distt. SAS Nagar, Punjab 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. 145 Lacs towards the capital cost along with Rs. 6.5 Lacs/annum towards recurring cost in construction phase and Rs. 21 lacs towards recurring cost in operation phase 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:

Description	Construction phase		Operation phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Wastewater Management (Installation of STP of capacity 175 KLD based on MBBR-UF)	40	1	5
Air & Noise Pollution Management (Provision of Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1	1
Development of green belt and landscaping	5	1	3 (for 3 years)
Rainwater recharging (5 pits)	10	1	2
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	1	5
Solid Waste Management	25	1	3

(Installation of 2 mechanical composters of capacity 500 kg each and hazardous waste management)			
Energy Conservation Measures (Provision of LED lights and solar panel)	50	0.5	2
Total	Rs. 145 lakhs	Rs. 6.5 lakhs	Rs. 21 lakhs

Special Conditions:

- i) The project proponent shall submit comprehensive report w.r.t specifications, effectiveness, location, installation, tie-ups with the MC / District administration (including long term maintenance) of the Air Purification Tower proposed to be installed at Mohali in lieu of CER activities at an expenditure of 340 lakhs, as proposed by the project proponent.

Item No. 236.04: Application for amendment in Environment Clearance for steel manufacturing unit at Village Ambey Majra, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab by M/s Bassi Alloys Pvt. Ltd. (Proposal No. SIA/PB/IND/295468/2022).

The industry was granted Environment Clearance vide SEIAA letter no. EC22B008PB189187 dated 24.02.2022 for manufacturing of 1,10,000 TPA (314 TPD) of Ingots/Billets by replacement of one Induction Furnace (IF) of capacity 7 TPH with 15 TPH, addition of one IFs of capacity 15 TPH and Reheating Furnace of capacity 120 TPH along with existing and an additional rolling mill at village Ambey Majra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The project is covered under category 'B1' of activity 3 (a); 'Metallurgical Industries (Ferrous & Non-Ferrous)' as per the Schedule appended to the EIA Notification dated 14.09.2006.

The industry has submitted form-4 along with half-yearly compliance report of the Environment Clearance conditions. The cost of the industry increased from Rs. 22.14 Crore to 25.74 Crore. The industry has deposited Rs. 36,000/- UTR No. N353222253307216 dated 19.12.2022 as checked & verified by the supporting staff of SEIAA.

The industry has submitted Land use classification letter issued by DTP Fatehgarh Sahib vide no. 74-DTP(FGS)/NG62 dated 16.01.2018, wherein, it has been mentioned that the land area of 32 Kanal (4 acre) of the existing industry falls outside the MC, Limits of Mandi Gobindgarh and falls in industrial land use zone as per the Master Plan of Mandi Gobindgarh. The industry has now proposed to increase the land area to 9.2 acres by addition of land area of 5.24 acres. An EDS pertaining to the land use classification of the land area of 5.24 acres was raised and the industry vide its reply dated 06.01.2023 submitted the land use classification of the additional land area of 5.24 acres issued by DTP vide letter no. 36DTPFGS/NG-62 dated 06.01.2023, wherein, it has been mentioned that the land area of 5.2 acres falls within the MC limits of Mandi Gobindgarh. Further, the industry falls in the industrial land use zone as per the Master Plan of Mandi Gobindgarh.

1.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

- (i) Mr. Gaurav Singla, Director, M/s Bassi Alloys Pvt Ltd.
- (ii) Mrs. Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Simranjeet Kaur, EC 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 comparison as per the earlier Environmental Clearance granted and fresh proposal for amendment as under:

Sr. No.	Description	As per EC granted	Proposed	Total after Amendment
1.	Project area	16,059.4 sq.m (4 acres)	21,204.8 sq.m (5.24 acres)	37,264.20 sq.m (9.24 acres)
2.	Machinery <ul style="list-style-type: none"> • Induction Furnace • Rolling Mill (2 No's) • Reheating Furnace 	<ul style="list-style-type: none"> • 2 × 15 TPH • 80 TPD & 120 TPD • 1 × 120 TPH 	<ul style="list-style-type: none"> • Addition of prod. lines in Rolling Mill 	<ul style="list-style-type: none"> • 2 × 15 TPH • 120 TPD (5 lines) & 300 TPD (10 lines) • 1 × 120 TPH
3.	Production Capacity	Billets/Ingots from 84 TPD (29,400 TPA) to 314 TPD (1,10,000 TPA) and Heavy Rounds/Flats/ Structures from 80 TPD (28,000 TPA) to 200 TPD (70,000 TPA) by replacement of one Induction Furnace of capacity 7 TPH with 15 TPH, addition of one IF of capacity 15 TPH and Reheating Furnace of capacity 120 TPH along with	100 TPD (35,000 TPA) of Heavy Rounds/ Flats/ Structures through CCM followed by Rolling Mill and existing 120 TPD* of Heavy Rounds/ Flats/ Structures through Reheating Furnace of capacity 120 TPH followed by Rolling Mill	314 TPD (1,10,000 TPA) of Billets/ Ingots and 300 TPD (1,05,000 TPA) of Heavy Rounds/ Flats/ Structures through CCM followed by Rolling Mill and existing 120 TPD* of Heavy Rounds/ Flats/ Structures through Reheating Furnace of capacity 120 TPH followed by Rolling Mill

		existing and additional Rolling Mill		
4.	Green area	6,459.57 sq.m <ul style="list-style-type: none"> • 2,277.41 sq.m within project premises • 4,182.29 sq.m outside of project premises 	All green area shifted within project premises @ 33 %	12,300.21 sq.m within project premises
5.	Cost	Rs. 22.14 Crores	Rs. 3.6 Crores	Rs. 25.74 Crores

During meeting, the Committee observed that the Project Proponent has proposed to increase the production capacity of heavy rounds/flats/structures from 70000 TPA to 105000 TPA by increasing the capacity of rolling mill. Therefore, the case attracts the provisions of the expansion under EIA notification dated 14.09.2006 rather than amendment. No satisfactory reply in this regard has been given by the Project Proponent.

After deliberations, the Committee decided to send back the case to SEIAA with the recommendation to reject the case of the industry with the request to submit the application for expansion under the provisions of EIA notification dated 14.09.2006.

2.0 Deliberations during 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

(i) Mrs. Simranjeet Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The EIA coordinator appearing on behalf of the project proponent informed that the project proponent was unable to attend the meeting due to some earlier planned engagements. SEIAA was also apprised that an email was also received from the project proponent at 11.27 am regarding the same.

In view of the above, SEIAA decided to accept the request of the project proponent and to defer the matter to the next meeting.

Item No. 236.05: Application for amendment in Environment Clearance for steel manufacturing unit at Village Ambey Mazra, Tehsil Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab by M/s Kay ELL Dee Metaliks Pvt Ltd. (Proposal No. SIA/PB/IND/296542/2023).

The industry was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter dated 22.06.2011 from MoEF&CC for the production of steel ingots @ 84,000 MTPA & TMT Bars @ 35,000 MTPA at village Ambey Majra, Tehsil Mandi Gobindgarh, District Fatehgarh Sahib.

The industry was granted extension in the validity of Environmental Clearance vide letter no. SEIAA/MS/2018/932 dated 16.07.2018, which is valid upto 15.07.2021 for steel manufacturing of MS ingots (84,000 TPA) and TMT bars (35,000 MTPA) by installing induction furnace 2X10 TPH, one rolling mill and one concast machine.

The industry was again granted extension in the validity of Environmental Clearance vide no. SEIAA/MS/2022/258 dated 12.07.2022 up to 15.07.2023 for steel manufacturing of MS ingots (84,000 TPA) and TMT bars (35,000 MTPA) by installing induction furnace 2X10 TPH, one rolling mill and one concast machine.

The industry has now applied for further amendment in Environmental Clearance for steel manufacturing unit at Village Ambey Mazra, Tehsil Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab. The project is covered under category 'B1' of activity 3 (a); 'Metallurgical Industries (Ferrous & Non-Ferrous)' as per the Schedule appended to the EIA Notification dated 14.09.2006.

The industry has submitted a copy of land use classification letter issued by DTP vide no. 1369 dated 17.11.2022 for the total land area measuring 52 Kanal & 11.5 Marla (6.5 acre). As per the said letter, the said land area falls in the industrial zone as per the Master Plan of the Mandi Gobindgarh.

Further, the industry has submitted form-4 and relevant documents through Parivesh Portal. the industry has deposited Rs. 3,24,000/- vide UTR No. HDFCR52022123171975501 dated 31.12.2022 and Rs. 1900/- vide UTR No. UBIN0903191 dated 04.01.2023, as checked and verified by the supporting staff of SEIAA.

1.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

- (i) Mr. Munish, Director M/s Kay ELL Dee Metaliks Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	As per earlier Environmental Clearance	Proposal	After Amendment
1.	Production capacity	Billets – 84000 TPA TMT Bars- 35000 TPA Total- 119000 TPA	No Change	Billets – 84000 TPA TMT Bars, Flat/Round TMT Bars- 35000 TPA Total- 119000 TPA
2.	Machinery	Induction Furnaces 2X10 TPH	Induction Furnaces 1X20 TPH	Induction Furnaces 1X20 TPH
3.	Rolling Mill	One Rolling Mill	One Rolling Mill	One Rolling Mill
4.	Land	4.50 acres	4.0 acres Purchased	8.50 Acres-Purchase
5.	Project cost	Rs. 19.75 Crore	Rs. 32.59 Crore	Rs. 52.24 Crore

During meeting, the Project Proponent has submitted self-declaration regarding non-involvement of land area of the project under the provisions of Forest Conservation Act 1980 and Wildlife Conservation Act 1972. The Committee asked the Project Proponent to provide the details of completion of work in view of validity of EC up to 15.07.2023. The Project Proponent submitted as under:

1. The civil work pertaining to the installation of the induction furnace of capacity 20 TPH had already been completed and order for machinery to be erected and installed has been placed. The Project Proponent also informed that erection and installation of the machinery shall be completed before 15.07.2023.
2. The project proponent also informed that the cost of the project has been escalated from 19.95 Cr. to 52.54 Cr. due to drastic change in the technology and productivity requirements of some major machinery. In addition to this, the inflation has made a huge impact on the machinery cost. The Project Proponent has submitted a copy of the list of the machinery along with status of order and its implementation. The Committee noted the same and took a copy of the documents on record.

The Committee was satisfied with the presentation and the reply given by the project proponent and after due deliberations, it was decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance under EIA notification dated 14.09.2006.

2.0 Deliberations during 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

- (i) Mr. Munish, Director M/s Kay ELL Dee Metaliks Pvt Ltd.
- (ii) Er. S.S. Matharu,FAE, Sh. Sital Singh, Environmental Consultant, 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 letter dated 22.06.2011 from MoEF&CC for the production of steel ingots @ 84,000 MTPA & TMT Bars @ 35,000 MTPA. Later on, the industry was granted extension in the validity of Environmental Clearance vide letter no. SEIAA/MS/2018/932 dated 16.07.2018, which was valid upto 15.07.2021 for manufacturing of MS ingots (84,000 TPA) and TMT bars (35,000 MTPA) by installing two induction furnaces of capacity 10 TPH each, one rolling mill and one concast machine. The industry was again granted extension in the validity of Environmental Clearance vide no. SEIAA/MS/2022/258 dated 12.07.2022 up to 15.07.2023.

Now, the industry has proposed to install one induction furnace of capacity 20TPH in place of two Induction Furnaces of capacity 10 TPH each. Further, the industry has proposed to increase the land area by 4.0 acres inter alia in order to meet the requirement of 33 % green cover. The said additional land falls in the industrial zone of Mandi Gobindgarh as per the Master Plan.

SEIAA observed that the industry is only changing the configuration of the furnaces by proposing one furnace of 20 TPH capacity instead of the earlier 2 furnaces (each of 10 TPH capacity).As such, there will be no increase in the pollution load of the project on account of the amendment.

After detailed deliberation, SEIAA decided to accept the recommendations of SEAC and grant amendment in Environmental Clearance under EIA notification dated 14.09.2006 as per following details:

Sr. No.	Description	As per earlier Environmental Clearance	Proposal	After Amendment
1.	Production capacity	Billets – 84000 TPA TMT Bars- 35000 TPA Total- 119000 TPA	No Change	Billets – 84000 TPA TMT Bars, Flat/Round TMT Bars- 35000 TPA Total- 119000 TPA
2.	Machinery	Induction Furnaces 2X10 TPH	Induction Furnace 1X20 TPH	Induction Furnaces 1X20 TPH

3.	Rolling Mill	One Rolling Mill	One Rolling Mill	One Rolling Mill
4.	Land	4.50 acres	Additional 4.0 acres Purchased	8.50 Acres-Purchase
5.	Project cost	Rs. 19.75 Crore	Additional Rs. 32.59 Crore	Rs. 52.24 Crore

Item No. 236.06: Application for Environmental Clearance for establishment of Commercial Project namely “ONE AMG” at Urban Estate Phase-I, Dugri Road Ludhiana, Punjab., Punjab by M/s Rauni Developers (Proposal No. SIA/PB/INFRA2/409932/2022).

The Project Proponent has submitted application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for establishment of commercial project “ONE AMG” at Urban Estate Phase-I, Dugri Road Ludhiana, Punjab., Punjab. The total land area of project is 5052 sqm having built up area of 24670.49 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted, Application Form, approved layout plan and other additional documents through online portal. The Project Proponent has deposited Rs. 49,342/- vide UTR No. N327222217338295 dated 23.11.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 265 dated 17.01.2023 has sent the latest construction status report with details as under:

“In reference to your e-mail under reference, it is intimated that the site of the subject cited project was visited by officer of the Board on 20.12.2022 and it was observed that site is 03 sides open, across the main road (Dugri Road) there exist about colony and Police Station, Dugri us across the link road connecting to Dugri Road. The project is surrounded by residential area establishment on the other 03 sides. The project proponent has not started any new construction activity in the proposed site only the boundary wall of the proposed site is erected.

As per the boundary limits of the project, there is no MAH Industry within a radius of 250 m from the boundary of the proposed site of the project. It was observed that there is no industry such as reice sheller/salla plant/brick kln/stone crushing/screening cum washing unit/hot mix plant/cement unit etc. & drain, river and eco-sensitive structure within a radius of 500 m. There is no air polluting industry within a radius of 100m from the boundary of the project. The project proponent has submitted copy of allotment letter issued from Estate Officer, GLADA vide memo no. 1964 dated 23.06.2021 for multiplex/shopping mall for land measuring 5060 sq. meters located at Urban Estate, Phase-1, Opp. Labour Colony. Dugri Road, Ludhiana.

Therefore, the site of the project is conforming to the siting 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. Hence, the site is suitable for proposed project.”

1.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

- (i) Mr. Deepak Ratra, General Manager, M/s Rauni Developers.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Commercial Project "ONE AMG" at Urban Estate Phase-I, Dugri Road Ludhiana, Punjab.
1.2	Proposal:	SIA/PB/INFRA2/409932/2022
1.3	Location of Industry:	Urban Estate Phase-I, Dugri Road Ludhiana, Punjab.
1.4	Details of Land area & Built up area:	Total Plot area – 5052 sqm (1.248 acre) Built up area- 24670.49 sqm
1.5	Category under EIA notification dated 14.09.2006	B2
1.6	Cost of the project	Rs. 58.0 Crores
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	N/A
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter has been issued by GLADA, vide memo no. 1964 dated 23.06.2021 for the total land area measuring 5060 sqm for the establishment of Multiplex, shopping Mall.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of	No Forest land is involved. An undertaking in this regard submitted.

	Forest Conservation Act 1980 or not:																			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.																		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area if the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972.																		
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not. <i>(Specify the distance from the nearest Eco sensitive zone)</i>	The project is not located in the eco-sensitive zone.																		
3.5	Green area requirement and proposed No. of trees:	Proposed number of trees- 113																		
4.	Configuration & Population																			
4.1	Proposal & Configuration	<table border="1"> <thead> <tr> <th>SR. NO.</th> <th>PARTICULARS</th> <th>AREA (m²)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Plot Area</td> <td>5052</td> </tr> <tr> <td colspan="2">TOTAL BUILT UP AREA DETAILS</td> <td>m²</td> </tr> <tr> <td>2.</td> <td>FAR Area</td> <td>11064.32</td> </tr> <tr> <td>3.</td> <td>Non-FAR area</td> <td>13606.167</td> </tr> <tr> <td colspan="2">Total</td> <td>24670.49m²</td> </tr> </tbody> </table> <p>*The above said details are as per the layout plan approved from Chief Town Planner, Punjab.</p>	SR. NO.	PARTICULARS	AREA (m ²)	1	Plot Area	5052	TOTAL BUILT UP AREA DETAILS		m²	2.	FAR Area	11064.32	3.	Non-FAR area	13606.167	Total		24670.49m²
SR. NO.	PARTICULARS	AREA (m ²)																		
1	Plot Area	5052																		
TOTAL BUILT UP AREA DETAILS		m²																		
2.	FAR Area	11064.32																		
3.	Non-FAR area	13606.167																		
Total		24670.49m²																		
4.2	Population details	3081																		

5	Water					
5.1	Total water demand viz a viz Population:					
	Sr. No.	Description/ Area details	Population		Daily Water Req. per person	Total Water Req. KLD
1	Ground + First Floor 4549m ² (1person per 3m ²)	4549/3 = 1516	Permanent: 152	45	6.84	
			Floating: 1364	15	20.46	
2	2 nd + 3 rd Floor 4393m ² (1 person per 6m ²)	4393/6= 732	Permanent: 73	45	3.28	
			Floating: 659	15	9.88	
3	Multiplex 5 No. (Total Seat 631)	758		15	11.37	
4	Staff at multiplex	75		45	3.37	
5	WATER REQUIRED		3081	55.2		
6	Waste water generation @ 80%				44.16	
7	Flushing water required for floating population	1364+659+758	2781	10	27.81	
8	Flushing water required for permanent population	152+73+75	300	20	6.00	
9	FRESH WATER REQUIRED (55.2 - 27.81 + 6.00)				21.39	
TOTAL FRESH WATER REQUIRED IS 21KLD						
5.1	Total fresh water requirement:	21 KLD				
5.2	Source:	Tubewell				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)	Application for permission for abstraction of 275 KLD of ground water is filed with PWRDA. A copy of acknowledgement submitted.				

	<i>Details thereof</i>						
5.4	Total water requirement for domestic purpose:	55 KLD					
5.4.1	<i>Total wastewater generation:</i>	44 KLD					
5.4.2	<i>Treatment methodology for domestic wastewater: (STP capacity, technology & components)</i>	STP of 50 KLD shall be installed and treated wastewater of 1 KLD used for plantation, landscaping, parks.					
5.5	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Summer-1 KLD Winter-1 KLD Rainy-0 KLD Treated water will be used for gardening within the project premises					
5.6	Utilization/Disposal of excess treated wastewater.	Summer-9 KLD Winter-9 KLD Rainy-10 KLD Treated waste water from STP will be discharge into public sewer.					
5.8	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	55 KLD	44 KLD	44KLD	34 KLD	Summer-1 KLD Winter-1 KLD Rainy-0 KLD	Summer-9 KLD Winter-9 KLD Rainy-10 KLD

	*A copy of permission letter issued by Assistant Engineer MC, Ludhiana regarding connectivity of sewerage line of the project submitted.	
5.9	Rain water harvesting proposal:	2 No. pits to be provided.
6	Air	
6.1	Details of Air Polluting machinery:	D.G. set
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Canopy equipped DG set with adequate height will be installed.
7	Waste Management	
7.1	Total quantity of solid waste generation	308 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Mechanical Composter will be installed to treat the bio-degradable waste.
7.3	Details of management of Hazardous Waste.	Use Oil @ 300 ltr/annum shall be generated and same will be given to the authorized recyclers.
8	Energy Saving & EMP	
8.1	Power Consumption:	2400 KW
8.2	Energy saving measures:	Energy efficient electrical gadgets shall be used. Further, 500KW solar panel will be installed at rooftop of the building.

8.3	Details of activities under Environment Management Plan:				
	For Constructional Phase				
	SR. NO.	PARTICULARS	APPROX. CAPITAL COST (LAC)	APPROX. RECURRING COST (LAC)	ITEMS COVERED
	1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
	2.	Toilets for workers	1.0	0.5	Toilets with septic tank
	3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
	4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
	5.	Sewage Treatment Plant	20.0	--	Construction of STP
	6.	Solid waste Management	8.0	--	Making arrangement for solid waste segregation & disposal
	7.	Green belt development	1.5	--	Land scaping & tree plantation
	8.	Rain water harvesting	3.0	--	Construction rain water harvesting well & channel
	Total Cost		Rs 40.5	Rs 2.0	
	For Operational Phase				
	SR. NO	PARTICULARS	APPROX. RECURRING COST (LAC)	ITEMS COVERED	
	1.	Sewage Treatment Plant	2.5	Operation & maintenance of sewage treatment plant	

	2.	Solid Waste segregation & disposal	1.5	Colored Bins at appropriate Locations
	3.	Green Belt including Lawns coverage	3.0	Plantation and landscaping
	4.	RWH	0.5	Cleaning of channels & harvesting pits
	Total Cost		Rs. 7.5	
8.4	CER Activities		Submitted	

During meeting, the Committee, on perusal of CER activities, asked the project proponent to revise the same. The project proponent submitted the revised CER activities as under:

Sr. No.	PARTICULARS	APPROX. RECURRING COST (Rs. LAC)
1.	To provide 5KW Solar Panels in 4 Govt. Schools: - (i) Government High School, Gahour (Ludhiana) (ii) Government High School, Andlu (Ludhiana) (iii) Government Middle School, Chahad (Ludhiana) (iv) Government Primary School, Gahour (Ludhiana)	20.0
2.	Installation of Briquette machine in the premises of Bal Gopal Gaushala located at Village-Fatehpur, GT road Jalandhar bye pass near Hardy's world District- Ludhiana to convert the cow dung into briquetts for further using the same as fuel.	10.0
3	Development of Mini Forests (Nanak Bagichi) in Village-Himmatpur	28.0
TOTAL CAPITAL COST		Rs 58.0

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 establishment of Commercial Project namely "ONE AMG" at Urban Estate Phase-I, Dugri Road Ludhiana, 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 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 55 KLD, out of which 21 KLD shall be met through tubewell. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total Water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
i.	55 KLD	44 KLD	44 KLD	34 KLD	Summer-1 KLD Winter-1 KLD Rainy-0 KLD	Summer-9 KLD Winter-9 KLD Rainy-10 KLD

- b. Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c. During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v. The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the

balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

- viii. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix. Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x. Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi. The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii. The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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	White

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

- 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, 02 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.
- xx. No treated water shall be disposed of into the municipal stormwater drain.
- xxi. 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.
- xxii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii. 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 sixmonthly 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 113 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:

For Construction Phase

Sr. No.	Particulars	Approx. Capital cost (LACs)	Approx. Recurring cost (LACs)	Items Covered
1	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2	Toilets for workers	1.0	0.5	Toilets with septic tank
3	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
5	Sewage Treatment Plant	20.0	--	Construction of STP
6	Solid waste Management	8.0	--	Making arrangement for solid waste segregation & disposal
7	Green belt development	1.5	--	Land scaping & tree plantation
8	Rain water harvesting	3.0	--	Construction rain water harvesting well & channel

	Total	Rs 40.5	Rs 2.0	
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For Operational Phase

Sr. No.	Particulars	Approx. Recurring cost (LACs)	Items Covered
1.	Sewage Treatment Plant	2.5	Operation & maintenance of sewage treatment plant
2.	Solid Waste segregation & disposal	1.5	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	3.0	Plantation and landscaping
4.	RWH	0.5	Cleaning of channels & harvesting pits
Total Cost		Rs. 7.5	

CER activities details:

Sr. No.	Particulars	Approx. Recurring cost (LACs)
1.	To provide 5KW Solar Panels in 4 Govt. Schools: - <ul style="list-style-type: none"> • Government High School, Gahour (Ludhiana) • Government High School, Andlu (Ludhiana) • Government Middle School, Chahad (Ludhiana) • Government Primary School, Gahour (Ludhiana) 	20.0
2.	Installation of Briquette machine in the premises of Bal Gopal Gaushala located at Village-Fatehpur, GT road Jalandhar bye pass near Hardy's world	10.0

	District- Ludhiana to convert the cow dung into briquetts for further using the same as fuel.	
3.	Development of Mini Forests (Nanak Bagichi) in Village- Himmatpur	28.0
	Total Capital Cost	Rs. 58.0

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 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

- (i) Mr. Deepak Ratra, General Manager, M/s Rauni Developers.

- (ii) Er. S.S. Matharu and S. Sandeep Singh, FAE, Sh. Sital Singh, Environmental 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.

SEIAA observed that as per the water balance, the fresh water requirement is only 21 KLD. However, as per the PWRDA application submitted by the project proponent, the water requirement has been mentioned as 275KLD. Project proponent assured that the mistake would be immediately rectified and a revised application showing the correct water requirement shall be submitted to the PWRDA. SEIAA accepted the submission of the project proponent and decided to impose a special condition in this regard.

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 in this regard.

After detailed deliberations and perusal of all documents including the Environmental Management Plan, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Commercial Project namely "ONE AMG" in the total land area of 5052 sqm with built up area of 24670.49 sqm at Urban Estate Phase-I, Dugri Road Ludhiana, Punjab 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 and additional special condition as under:

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

- iv. 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 the minimum amount of Rs. 45.5 Lacs towards the capital cost along with Rs. 3.0 Lacs/annum towards recurring cost in construction phase and Rs. 7.5 lacs towards recurring cost in operation phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project and Rs. 58.5 lacs towards activities to be carried out in lieu of CER activities as per the details given in Table below:

Construction phase

Sr. No.	Particulars	Approx. Capital cost (LACs)	Approx. Recurring cost (LACs)	Items Covered
1	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2	Toilets for workers	1.0	0.5	Toilets with septic tank
3	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
5	Sewage Treatment Plant	20.0	--	Construction of STP
6	Solid waste Management	8.0	--	Making arrangement for solid waste segregation & disposal
7	Green belt development	1.5	--	Land scaping & tree plantation
8	Rain water harvesting	3.0	--	Construction rain water harvesting well & channel
9	Dust Suppression	5.0	1.0	To provide Anti Smog Guns
	Total	Rs 45.5	Rs 3.0	

Operation Phase

Sr. No.	Particulars	Approx. Recurring cost (LACs)	Items Covered
1.	Sewage Treatment Plant	2.5	Operation & maintenance of sewage treatment plant

2.	Solid Waste segregation & disposal	1.5	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	3.0	Plantation and landscaping
4.	RWH	0.5	Cleaning of channels & harvesting pits
Total Cost		Rs. 7.5	

CER Activities:

Sr. No.	Particulars	Approx. Recurring cost (LACs)
4.	To provide 5KW Solar Panels in 4 Govt. Schools: - <ul style="list-style-type: none"> • Government High School, Gahour (Ludhiana) • Government High School, Andlu (Ludhiana) • Government Middle School, Chahad (Ludhiana) • Government Primary School, Gahour (Ludhiana) 	20.0
5.	Installation of Briquette machine in the premises of Bal Gopal Gaushala located at Village-Fatehpur, GT road Jalandhar bye pass near Hardy's world District- Ludhiana to convert the cow dung into briquettes for further using the same as fuel.	10.0
6.	Development of Mini Forests (Nanak Bagichi) in Village- Himmatpur	28.0
Total Capital Cost		Rs. 58.0

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility for implementation of the environmental management plan is legally transferred to the owners of the commercial units under intimation to SEIAA, Punjab.

Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office/ 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.

Special Condition

The project proponent shall submit a revised application with the PPWRDA as per the actual fresh water demand within 30 days under intimation to the Authority.

Item No. 236.07: Application for Environmental Clearance for establishment of a Hotel Project at Ajnala road, Near International Airport, Amritsar, Punjab by M/s Spirit Infratech Private Limited (Proposal No. SIA/PB/INFRA2/413995/2022).

The Project Proponent was granted Terms of Reference vide SEIAA letter No. 232 dated 04.07.2022 for the establishment of a hotel project located at Ajnala road, Near International Airport, Amritsar, Punjab.

The Project Proponent has applied for Environmental Clearance for establishment Hotel Project at Ajnala road, Near International Airport, Amritsar, Punjab. The Project Proponent has submitted Final EIA notification dated 14.09.2006 report after incorporating the compliance of the ToR & other relevant documents.

The project for construction of hotel was conceived in 2011 and the layout plan of the same was got approved from the Chief Town Planner, Punjab vide letter no. 4440 CTP(Pb)/SA-235 dated 24.06.2011 for total plot area of 3.676 acres (14876.128 sqm) and built-up area of 33764.572 sqm with 2 No. basements, Ground Floor and 12 storeys. However, due to many reasons, the Hotel building could not be completed and the management of the Hotel decided to curtail the project to 2 No. basements, Ground Floor, Service Floor and 6 storeys.

At the time of applying for ToR, the project storeys and built-up area were inadvertently mentioned as 5 storeys and 23547.54 m² respectively. However, actually the Hotel has been constructed up to 6 storeys having built up area of 27574.934 sqm with no change in the total plot area i.e., 3.676 acres (14876.128 sqm).

The Project Proponent has submitted application form, fee of Rs. 28,126/- vide UTR No. AXSK200320005609 dated 05.02.2022 and Rs. 39,404/- vide UTR No. AXSK220740028830 dated 15.03.2022, as checked & verified by the supporting staff of SEIAA.

The construction of the Hotel was started w.e.f. 01.01.2016 and construction work was stopped on 20.05.2020 i.e before filing the application for obtaining EIA notification dated 14.09.2006 under EIA notification dated 14.09.2006 Notification.

1.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

- (i) Mr. Bachitter Singh, Technical Advisor M/s Spirit Infratech Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Hotel Project by M/s Spirit Infratech Private Limited
1.2	Proposal:	SIA/PB/INFRA2/413995/2023
1.3	Location of Project:	Ajnala road, Near International airport, Amritsar, Punjab.
1.4	Details of Land area & built-up area:	Site area: 14876.128 sq.m. Built up area: 27574.934 sq.m.
1.5	Category under EIA notification dated 14.09.2006 notification dated 14.09.2006	The project falls under S.No. 8(a) – ‘Building & Construction Project’ as built-up area of the project will be 27574.934 sq.m.
1.6	Cost of the project	Rs. 25.86 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls in mixed use zone as per the master plan of Amritsar. Copy of the master plan of Amritsar showing the project site is enclosed with the application.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The permission for change of land use has already been obtained for 3.475 acres of land for development of Hotel Project. Copy of permission of Change of land use for the total land area measuring 3.475 acres issued by Chief Town Planner, Punjab vide letter dated 25.02.2010 submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	A self-declaration submitted to the effect that no forest land including area closed under PLPA and the access area to the project site is involved in the project

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A self-declaration submitted to the effect that no forest land including area closed under PLPA and the access area to the project site is involved in the project.															
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The project area is situated at a crow flight distance of 60 Km from the nearest wildlife sanctuary namely Harike Wildlife sanctuary.															
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any notified eco-sensitive zone.															
3.6	Green area requirement and proposed No. of trees:	Total green area: 1695.04 m ² Proposed trees to be planted: 186 nos.															
4.	Configuration & Population																
4.1	Proposal & Configuration	<p>The Hotel Project Comprises of 147 rooms with Net Plot Area as 14876.128 sqm. The total built-up area details are as under:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Activity undertaken</th> <th>FAR Area (M²)</th> <th>Non-FAR Area (M²)</th> <th>Total Area (M²)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Front office, main kitchen, lobby, main gate, back gate</td> <td>3090.553</td> <td>0</td> <td>3090.553</td> </tr> <tr> <td>First Floor</td> <td>Studio room, business</td> <td>2370.212</td> <td>346.828</td> <td>2717.04</td> </tr> </tbody> </table>	Floor	Activity undertaken	FAR Area (M ²)	Non-FAR Area (M ²)	Total Area (M ²)	Ground Floor	Front office, main kitchen, lobby, main gate, back gate	3090.553	0	3090.553	First Floor	Studio room, business	2370.212	346.828	2717.04
Floor	Activity undertaken	FAR Area (M ²)	Non-FAR Area (M ²)	Total Area (M ²)													
Ground Floor	Front office, main kitchen, lobby, main gate, back gate	3090.553	0	3090.553													
First Floor	Studio room, business	2370.212	346.828	2717.04													

			centre, pantry, store, wash room			
		Service Floor	Purchase office, finance office, cashier room, sales office	1375.687	1273.801	2649.488
		Second Floor	Rooms-20, swimming pool, spa, beauty salon	1785.017	174.67	1959.687
		Third Floor	Rooms-34	1693.445	185.842	1879.287
		Fourth Floor	Rooms-29, executive lounge	1693.445	185.842	1879.287
		Fifth Floor	Rooms-34	1693.445	185.842	1879.287
		Sixth Floor	Rooms-30	1746.377	189.479	1935.856
		Basement- I (FAR)	Basement 1 parking, chiller room, boiler room, cafeteria	1719.435	0	1719.435
		Basement- I(NON- FAR)		-	3062.157	3062.157
		Basement- II (FAR)	Fire pump room, water treatment	204.324	0	204.324

			plant, laundry			
		Basement-II(NON-FAR)	-	-	4598.533	4598.533
		Total Area		17371.94	10202.994	27574.934
		The details are as per the conceptual plan submitted by the Project Proponent.				
4.2	Population details	3036 Persons				
5	Water					
5.1	Details of Population viz a viz water consumption attached as Annexure-A .					
5.2	Total freshwater requirement:	158 KLD				
5.3	Source:	Ground Water				
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application has been filed to PWRDA for obtaining permission for the abstraction of @ 165 KLD of groundwater. Acknowledgement of application filed to PWRDA submitted.				
5.5	Total wastewater generation:	165 KLD				
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>	165 KLD of sewage will be generated from the project which will be treated in the proposed STP of 200 KLD based on MBBR Technology.				
5.7	Treated wastewater for flushing purpose:	48 KLD in Summer season. 48 KLD in Winter season 48 KLD in Rainy season				

5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer-9 KLD Winter – 3 KLD Rainy – 1 KLD
5.9	Utilization/Disposal of excess treated wastewater.	Summer- Nil Winter 13 KLD Rainy 25 KLD The treated wastewater shall be stored in the storage tank of capacity 50 KLD. The said quantity of the treated wastewater shall be sent through tanker to the land area of 8 kanal & 3 Marla situated at a distance 1.5 KM from the project site.
5.10	Rainwater harvesting proposal:	4 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.
6	Air	
6.1	Details of Air Polluting machinery:	There will be 2 DG sets having capacity 1x750KVA and 1X1000KVA, during failure of power.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	Waste Management	
7.1	Total quantity of solid waste generation	759 kg/day

7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and marked in conceptual layout submitted along with the application. The solid waste generated in the project after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized vendors and the Municipal solid wastes will be treated through vermin-culture.										
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.										
8	Energy Saving & EMP											
8.1	Power Consumption:	Total power demand for the proposed project will be 2000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).										
8.2	Energy saving measures:	<ul style="list-style-type: none"> • Promoting use of solar water heating. • Purchase of energy efficient appliances. • Constant monitoring of energy consumption and defining targets for energy conservation 										
8.3	Details of activities under Environment Management Plan. CONSTRUCTION PHASE: <table border="1" data-bbox="289 1587 1416 1890"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Approx. Capital cost (Rs lac)</th> <th>Approx. Recurring cost (Rs lac)</th> <th>Items covered</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Medical Cum First Aid</td> <td>4.0</td> <td>1.5</td> <td>First aid medical facility with first aid kit</td> </tr> </tbody> </table>		Sr. No.	Particulars	Approx. Capital cost (Rs lac)	Approx. Recurring cost (Rs lac)	Items covered	1.	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
Sr. No.	Particulars	Approx. Capital cost (Rs lac)	Approx. Recurring cost (Rs lac)	Items covered								
1.	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit								

2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	5.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	7.0	1.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant (MBBR)	80.0	---	Construction of STP up to tertiary level
	RO	35.0		
	Ultra-filtration	40.0		
6.	Solid waste Management	10.0	--	Making arrangement for solid waste segregation & disposal
7.	Green belt development	3.0	--	Land scaping & tree plantation
8.	Rainwater harvesting	8.0	--	Construction rainwater harvesting well & channel
9.	RH/OHS (Risk Hazard /Occupational Health & Safety)	2.0	1.0	Cost of workers benefit to be considered in view of Building and Other Construction Workers Welfare Cess Act, 1996
Total Cost		Rs 197.0	Rs 5.0	

OPERATION PHASE:

Sr. No.	Particulars	Recurring cost (Rs. Lac)	Items covered
1.	Sewage Treatment Plant	25.0	Operation & maintenance of sewage treatment plant including salary of operators

2.	Solid Waste segregation & disposal	3.0	Coloured Bins at appropriate Locations
3.	Green Belt including Lawn's coverage	3.0	Development of green belt, watering & manuring
4	RWH	1.5	Cleaning of channels & harvesting pits
TOTAL		Rs 32.5	

CER details as under:

Sr. No.	Activity	CER Aspect	Cost (Rs. Lac)	Timeline	
				Start	End
1.	Development of Mini Forest (Nanak Bagichi) on 7.5 acre land in village Naushera, Tehsil- Amritsar-II, Distt. Amritsar belonging to M/s Spring Dale Educational Society.	Afforestation	15	May, 23	July, 23
2.	Administrative Block/Storage facility	Infrastructure Development for education	5	March, 23	Dec., 23
3.	Toilets with waterless WC	Water conservation	10	Feb, 24	Apr, 24
4.	Solar Submersible Pump and Solar Lighting	Infrastructure Development for education	10	Oct, 25	Nov, 25

5.	Plantation with a combination of drip irrigation and sprinkler irrigation	Afforestation and water Conservation	10.5	May,25	Sep, 25
6.	Rooftop Solar Power Plant	Solar electrification	10	Apr, 26	June, 26
Total			62.50		

Annexure-A

Sr. No.	Description	Population	Domestic Water req. (KLD)	Non-Flushing Water req. (KLD)	Flushing Water req. (KLD)
1.	Guest Room				
1.1	Guest Rooms 147x 1.5= 221 Person @ 320 LPD (For Non-Flushing 260 LPD and For Flushing 60 LPD)	221	70.72	57.46	13.26
1.2	Visitors Guest Room 147 Person @ 15 LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	147	2.205	0.735	1.470
1.3	Services Staff for Guest Rooms 265 Person @ 45 LPD (For Non-Flushing 25 LPD and For Flushing 20 LPD)	265	11.925	6.625	5.300
	Total of Guest Room	633	84.85	64.82	20.03
2.	Service Apartment				
2.1	Service Apartment 35x2 person/room = 70 Person @ 180 LPD (For Non-Flushing 120	70	12.6	8.4	4.2

	LPD and For Flushing 60 LPD)				
2.2	Visitors Service Apartment 35 Person @ 15 LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	35	0.525	0.175	0.350
2.3	Services Staff for Service Apartment 65 Person @ 45 LPD (For Non-Flushing 25 LPD and For Flushing 20 LPD)	65	2.925	1.625	1.3
	Total	170	16.050	10.200	5.85
3.	Banquet Hall & Pre-function (3 no. Banquet Hall having covered area 1050m²) (0.7m²/person)				
3.1	Floating Population 1,500 Person @ 15LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	1500	22.500	7.50	15.00
3.2	Fixed Population 200 Person @ 45 LPD (For Non-Flushing 25 LPD and for Flushing 20 LPD)	200	9	5	4
	Total	1700	34.95	13.650	21.300
4.	2 no. Banquet Sales Office & Business Centre				
4.1	Office Staff 10 Person @ 45 LPD (For Non-Flushing 25 LPD and For Flushing 20 LPD)	10	0.450	0.250	0.200
4.2	Visitors 2 Person @ 15 LPD (For Non-Flushing 5 LPD & For Flushing 10 LPD)	02	0.030	0.010	0.020

	Total	12	0.480	0.260	0.220
5	1 Meeting Hall & 2 Conference Room (Area 126m²) (1.8m²/person)				
5.1	Floating Population 70 Person @ 15 LPD (For Flushing % LPD and For Non-Flushing 10 LPD)	70	1.050	0.350	0.700
5.2	Fixed Population 10 Person @ 45 LPD (For Non-Flushing 25 LPD and For Flushing 20 LPD)	10	0.450	0.250	0.200
	Total	80	1.5	0.6	0.9
6	Retail (Shop) Ground Floor 221.4m² area (3m²/person)				
6.1	Floating Population 67 Person @ 15 LPD (For Non-Flushing 5 LPD & For Flushing 10 LPD)	67	1.005	0.335	0.670
6.2	Fixed Population 8 Person @ 45 LPD (For Non-Flushing 25 LPD & For Flushing 20 LPD)	08	0.360	0.200	0.160
	Total	75	1.365	0.535	0.83
7.	Restaurant & Bar (Area 660m²) 1.8m²/person				
7.1	Bar Floating Population 83 Person @ 15 LPD (For Non-Flushing 5 LPD & For Flushing 10 LPD)	83	1.245	0.415	0.830
7.2	All day dining Floating Population 113 Person @ 15 LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	113	1.695	0.565	1.130
7.3	Restaurant Floating Population 84 Person @ 15 LPD (For Non-Flushing 5 LPD and For Flushing 10 LPD)	84	1.260	0.420	0.840

7.4	Staff Chafe Cafeteria Floating Population 56 Person @15 LPD (For Non-Flushing 5 LPD & For Flushing 10 LPD)	56	0.840	0.280	0.560
7.5	Service Staff for Bar. All Day Dining & Restaurant 30 Person @45 LPD (For Non-Flushing 25 LPD & For Flushing 20 LPD)	30	1.350	0.750	0.600
	Total	366	6.390	2.430	3.960
8.	Laundry Water Requirement (as per facilities Planner)	Lump-sum	15.0	15.0	
9.	Water Requirement for Food Services (As per facilities Planner)		45.0	45.0	
	Total Water requirement	3036	205.585	152.495	48.090

During meeting, the Project Proponent apprised the Committee as under:

1. The total domestic water requirement for the project shall be 206 KLD, out of which 48 KLD shall be met for flushing water requirement and remaining 158 KLD shall met through fresh water supply. The total wastewater generation from the project shall be 165 KLD, which shall be treated in the STP of capacity 200 KLD based on MBBR Technology. The total quantity of 164 KLD of treated wastewater shall be generated, out of which 107 KLD which shall be utilized for cooling water makeup, 9 KLD shall be utilized for horticulture purpose and remaining 48 KLD shall be utilized for flushing purpose.
2. In summer season, the entire quantity of treated wastewater gets exhausted within the Hotel Complex itself and no excess treated wastewater shall be generated whereas, in winter & rainy season, excess treated wastewater of quantity 13 KLD & 25 KLD shall be generated which will be stored in the tank of capacity 50 KLD to be constructed within the Hotel Complex. The said quantity of the treated wastewater shall be lifted through the tankers to the vegetable farm in the land area of 8 kanal & 3 marla, situated at a distance of 1.5km from the project site of the Hotel Complex. The ownership of said land is in the name of M/s Noxy Enterprises Pvt Ltd belongs to Sh. Zorawar Singh & Sh. Gurdeep Singh. Sh. Zorawar Singh is also one of the Director in M/s Spirit Infratech Pvt Ltd. An

undertaking in this regard has been submitted mentioning that no other activity shall be carried out on this piece of land till the sewerage network is laid down by the concerned Urban Development Authority in the vicinity of the Hotel project.

3. As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 1600 (considering date for start of the project as 01.01.2016 and date of stoppage of work as 20.05.2020, date of submission of application proposal for EIA notification dated 14.09.2006 is 17.01.2023).
4. The Capital & Recurring cost for Damage Assessment has been estimated as Rs. 17.29 lac/day and Rs. 0.009934 lac/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 33.19 lakhs for 1600 days of violation.
5. The Project Proponent at the time of filing the application for ToR suo-moto committed the violation by carrying out the construction activity. The project cost incurred up to 30.04.2020 is Rs. 25.11 Cr as per the CA certificate dated 18.01.2022. (CA certificate dated 18.01.2022 submitted) Further, as the operation has not been commenced. Therefore, taking into consideration of the clause 12(i) of the OM dated 07.07.2021, penalty of Rs. 12.55 lakhs have been worked out as total amount will be deposited.
6. A complaint has been filed u/s 15, 16, 5 & 19 of Environmental Protection Act 1986 in Hon'ble Court of Chief Judicial Magistrate, Amritsar by Punjab Pollution Control Board against M/s Spirit Infratech Pvt Ltd for the violations of the provisions of EIA notification dated 14.09.2006. The next date of the hearing has been fixed for 13.02.2023.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award 'Silver Grading' to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment Hotel Project at Ajnala road, Near International Airport, Amritsar, Punjab by M/s Spirit Infratech Private Limited 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:

Special Conditions:

- (i) The Project Proponent shall submit the Bank Guarantee of Rs. 33.19 lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the remediation and natural & community resource augmentation plan.

- (ii) The Project Proponent shall deposit penalty amount of Rs. 12.55 lacs with Directorate of Environment & Climate Change, in compliance to the OM dated 07.07.2021 issued by MoEF&CC, GoI.

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 domestic water requirement for the project shall be 206 KLD, out of which 48 KLD shall be met for flushing water requirement and remaining 158 KLD shall be met through fresh water supply. The total wastewater generation from the project shall be 165 KLD, which shall be treated in the STP of capacity 200 KLD based on MBBR Technology. The total quantity of 164 KLD of treated wastewater shall be generated, out of which 107 KLD which shall be utilized for cooling water makeup, 9 KLD shall be utilized for horticulture purpose and remaining 48 KLD shall be utilized for flushing purpose.
 - b. Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
 - c. During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v. The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

- viii. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix. Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x. Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi. The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii. The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
h)	Fresh water	Blue
i)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
j)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
k)	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	White

	individual houses/establishment this proposal may also be implemented wherever possible.	
l)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
m)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
n)	Stormwater	Orange

- xxiv. Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xxv. 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, 02 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.
- xxvi. All recharge should be limited to shallow aquifers.
- xxvii. 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.
- xxviii. 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.
- xxix. 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.
- xxx. 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.

- xxxi. No treated water shall be disposed of into the municipal stormwater drain.
- xxxii. 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.
- xxxiii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxxiv. 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 sixmonthly 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 186trees 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:

For Construction Phase

Sr. No.	Particulars	Approx. Capital cost (LACs)	Approx. Recurring cost (LACs)	Items Covered
1	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
2	Toilets for workers	3.0	0.5	Toilets with septic tank
3	Wind breaking curtains	5.0	0.5	Wind breaking walls at vulnerable areas
4	Sprinklers for suppression of dust	7.0	1.5	Sprinklers, Pipeline
5	Sewage Treatment Plant	20.0	--	Construction of STP up to tertiary level
	RO	35.0		
	Ultrafiltration	40.0		
6	Solid waste Management	10.0	--	Making arrangement for solid waste segregation & disposal
7	Green belt development	3.0	--	Land scaping & tree plantation
8	Rain water harvesting	8.0	--	Construction rain water harvesting well & channel

9	RH/OHS (Risk Hazard /Occupational Health & Safety)	2.0	1.0	Cost of workers benefit to be considered in view of Building and Other Construction Workers Welfare Cess Act, 1996
Total		Rs 197.0	Rs 5.0	

For Operational Phase

Sr. No.	Particulars	Approx. Recurring cost (LACs)	Items Covered
1.	Sewage Treatment Plant	25.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	3.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	3.0	Plantation and landscaping
4.	RWH	1.5	Cleaning of channels & harvesting pits
Total Cost		Rs. 32.5	

CER activities details:

Sr. No.	Particulars	CER Aspect	Cost (LACs)	Timeline	
				Start	End
1	Development of Mini Forest (Nanak Bagichi) on 7.5 acre land in village Naushera, Tehsil- Amritsar II, Distt. Amritsar belonging to M/s	Afforestation	15	May, 23	July, 23

	Spring Dale Educational Society.				
2	Administrative Block/Storage facility	Infrastructure Development for education	5	March, 23	Dec, 23
3	Toilets with waterless WC	Water conservation	10	Feb, 24	Apr, 24
4	Solar Submersible Pump and Solar Lighting	Infrastructure Development for education	10	Oct, 25	Nov, 25
5	Plantation with a combination of drip irrigation and sprinkler irrigation	Afforestation and water Conservation	10.5	May, 25	Sep, 25
6	Rooftop Solar Power Plant	Solar electrification	10	Apr, 26	June, 26
	Total Capital Cost		Rs. 62.50		

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 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

- (i) Mr. Bachitter Singh, Technical Advisor M/s Spirit Infratech Pvt Ltd.
- (ii) Er. S.S Matharu, FAE, Sh. Sandeep Singh, FAE and Sh. Sital Singh, Environmental 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. Project proponent informed that the civil construction work had been almost fully completed and interiors / finishing work was pending.

SEIAA observed that the SEAC has imposed a condition that the project proponent shall deposit penalty amount of Rs. 12.55 lakhs in the account maintained by the Directorate of Environment & Climate Change. However, this is contrary to the provisions of Office Memorandum dated 28.07.2022 issued by the MoEF&CC. As per the said OM the penalty levied as per the provisions of the OM dated 07.07.2021 (SoP for identification and handling of violation cases under the EIA Notification, 14.09.2006), "**shall be remitted by the project proponent into the fund which is maintained by the concerned State/UT Pollution Control Boards/Committees till further orders**". Further, the Department of Science, Technology and Environment, Govt. of Punjab, vide no. 10/617/2022-STE2/498090 dated 27.01.2023 has also mandated that the penalty levied on the violation cases as per the Standard Operating Procedure (SoP) laid down by the MoEF&CC, GoI vide OM dated 28.07.2022 shall be remitted by the project proponent into the account which is maintained by the PPCB. As such, the penalty is required to be deposited with the Punjab Pollution Control Board and not with the Directorate of Environment & Climate Change, which was agreed to by the representative of the project proponent.

After detailed deliberations and examination of relevant documents including Remediation Plan and proposed EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Hotel Project at Ajnala road, Near International Airport, Amritsar, Punjab by M/s Spirit Infratech Private Limited 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 the minimum amount of Rs. 197 Lacs towards the capital cost along with Rs. 5 Lacs/annum towards recurring cost in construction phase and Rs. 32.5 lacs towards recurring cost in operation phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project and Rs. 62.50 lacs towards CER activities as per the details given in Table below:

Construction phase

Sr. No.	Particulars	Approx. Capital cost (LACs)	Approx. Recurring cost (LACs)	Items Covered
1	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
2	Toilets for workers	3.0	0.5	Toilets with septic tank
3	Wind breaking curtains	5.0	0.5	Wind breaking walls at vulnerable areas
4	Sprinklers for suppression of dust	7.0	1.5	Sprinklers, Pipeline
5	Sewage Treatment Plant	20.0	--	Construction of STP up to tertiary level
	RO	35.0		
	Ultrafiltration	40.0		
6	Solid waste Management	10.0	--	Making arrangement for solid waste segregation & disposal
7	Green belt development	3.0	--	Land scaping & tree plantation

8	Rain water harvesting	8.0	--	Construction rain water harvesting well & channel
9	RH/OHS (Risk Hazard /Occupational Health & Safety)	2.0	1.0	Cost of workers benefit to be considered in view of Building and Other Construction Workers Welfare Cess Act, 1996
Total		Rs 197.0	Rs 5.0	

Operation Phase

Sr. No.	Particulars	Approx. Recurring cost (LACs)	Items Covered
1.	Sewage Treatment Plant	25.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	3.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	3.0	Plantation and landscaping
4.	RWH	1.5	Cleaning of channels & harvesting pits
Total Cost		Rs. 32.5	

CER Activities:

Sr. No.	Particulars	CER Aspect	Cost (LACs)	Timeline	
				Start	End
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	Tehsil- Amritsar II, Distt. Amritsar belonging to M/s Spring Dale Educational Society.				
2.	Administrative Block/Storage facility	Infrastructure Development for education	5	March, 23	Dec, 23
3.	Toilets with waterless WC	Water conservation	10	Feb, 24	Apr, 24
4.	Solar Submersible Pump and Solar Lighting	Infrastructure Development for education	10	Oct, 25	Nov, 25
5.	Plantation with a combination of drip irrigation and sprinkler irrigation	Afforestation and water Conservation	10.5	May, 25	Sep, 25
6.	Rooftop Solar Power Plant	Solar electrification	10	Apr, 25	June, 25
	Total Capital Cost		Rs. 62.50		

The entire cost of the environmental management plan will continue to be borne by the project proponent. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office/ 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.

Keeping in view the provisions of MOEF&CC OM dated 07.07.2021 on the subject of violation cases, SEIAA further decided that the EC letter would only be issued after the Project Proponent has submitted proof of deposit of the aforementioned Bank Guarantee of Rs 33.19 Lakhs and penalty amount of Rs 12.55 Lakhs with the PPCB.

Meeting ended with a vote of thanks to the Chair.
