

Proceedings of 275th meeting of State Expert Appraisal Committee (SEAC) held on 05.02.2024 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following was present:

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

Item No. 275.01: Application for Amendment in Environmental Clearance under EIA notification dated 14.09.2006 for the existing steel manufacturing unit at Village Jalalpur, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab by M/s Dashmesh Casting Pvt Ltd (Proposal No. SIA/PB/IND/306685/2023).

Earlier, the industry was granted Environmental Clearance vide SEIAA letter No. SEIAA/2019/763 dated 22.08.2019 for expansion of steel manufacturing unit by replacement of existing induction furnace of capacity 7 TPH with 10 TPH and addition of induction furnace of capacity 20 TPH at Village Jalalpur, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The total cost of the project was Rs. 17.43 Crore. The total land area of the industry was 15519.27 sqm (3.83 acres).

The industry has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for the existing steel manufacturing unit at Village Jalalpur, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The project is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006. The total land area of the industry after amendment 15519.27 sqm.

Further, the industry informed that the layout plan has been revised and the details of the green area proposed to be developed within the industrial premises and outside the industry as per the earlier Environmental Clearance granted and amendment proposal are as under:

Description	Green area proposed to be developed within the premises	Green area proposed to be developed outside the premises	Total green area
As per Environmental Clearance	5686 sqm	--	5686 sqm
As per amendment Proposal	2795.44 sqm	2452.61 sqm to be developed at aerial distance of 450 m from the project site.	5248.05 sqm (33.8%)

The industry has submitted self-certified compliance report of the conditions imposed in the earlier Environmental Clearance. The total cost of the project after amendment is Rs. 17.43 Crore. In this regard, the industry has deposited Rs. 1,74,300/- vide UTR No. AXOIC33520632859 dated 18.12.2023.

Deliberations during 275th meeting of SEAC held on 05.02.2024.

The meeting was attended by the following:

- (i) Mr. Anil Kumar, Director M/s Dashmesh Casting Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

The Project Proponent has informed that due to change in planning to install machinery from conventional steel re-rolling mill to direct rolling mill, the 33% green area (5686 sqm) proposed earlier within the project has been reduced to 18% (2795.44 sqm). Therefore, the remaining area of 15.8% (2452.61 sqm) is now proposed to be developed outside the project at an aerial distance of 450 m from the project site. The Committee agreed to the same.

The Committee asked the project proponent to submit the compliance of the green area developed within the project. The Project Proponent informed that they have raised plantation of around 700 trees in November, 2023 against the requirement of 424 trees within the project and presented the photographs in this regard. Further, the project proponent has also raised plantation in the area outside the project and shown photographs.

The Committee asked the project proponent to submit an affidavit stating that additional land area (2452.61 sqm) proposed to be developed outside the project as green area shall not be used for any other purpose except to meet the green area requirement during the entire life span of the unit. The Project Proponent submitted the affidavit in this regard.

After detailed deliberations, the Committee decided to forward the case to SEIAA with a recommendation to grant amendment in Environmental Clearance granted to the project proponent vide letter No. SEIAA/2019/763 dated 22.08.2019.

Item No.275.02: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "F Towers" at Village Birmi, District Ludhiana, Punjab by M/s SBP Housing (P) Ltd. (Proposal no. SIA/PB/INFRA2/449792/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely "F Towers" at Village Birmi, Hadbast no. 146, Tehsil-Mullanpur Dekha, District Ludhiana, Punjab. The total land area of project is 12722 sqm having built-up area of 77800.261 Sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 1,55,605/- vide UTR No. N293232698173794 dated 20-10-2023. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab pollution Control Board vide letter No. 8321 dated 12.12.2023 furnished the latest construction status report is as under:

"In regard to above, it is intimated that the site of the project was visited by the officer of the Board on 08.12.2023 and point wise report is as under:

- (i) No constructional activity has been started at site yet.*
- (ii) There is no MAH and Air polluting industry, river, drain and eco-sensitive structures within the radius of 500 m from the boundary of the project.*
- (iii) As per report dated 19.09.2023 of the District Town Planner, Ludhiana, the site falls under 'Residential Zone' as per approved Master Plan of Ludhiana (2007-31).*
- (iv) The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification no 3/6/07/STE(4)/2274 dated 25.07.2008, amended on 30.10.2009."*

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

- (i) Smt. Sandeep Kaur authorized signatory M/s SBP Housing (P) Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group housing Project namely "F Towers" by M/s SBP Housing (P) Ltd.
1.2	Proposal:	SIA/PB/INFRA2/449792/2023
1.3	Location of Project:	Village Birmi, District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 12722 Sqm built-up area 77800.261 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	96.09 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan of Ludhiana the project location falls in the residential area (low density) including village Abadies submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land Documents of area 25 Kanal 3 Marla has been submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. an undertaking has been submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. an undertaking has been submitted in the prescribed proforma.

3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No. an undertaking has been submitted in the prescribed Proforma.		
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. An undertaking has been submitted in the prescribed proforma.		
3.5	Green area Requirement and proposed No. of trees:	Total green area: 1355 Sqm Proposed trees to be planted: 347 nos.		
4.	Configuration & Population			
4.1	Configuration:			
	DWELLING UNIT DETAILS			
	S.NO.	BLOCK'S	UNIT AREA (SQ.M)	NO. OF UNITS
		<u>3BHK (BLOCK A1 AND A2)</u>		
	1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	192.220	42
	2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	192.220	2
	3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	188.421	8
	4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	198.593	2
	5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	189.941	12
	6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	192.867	2
	7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	192.867	2
		<u>TOTAL UNITS (3BHK)</u>		70.00
		<u>4BHK (BLOCK A1 AND A2)</u>		
	1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	238.762	42
	2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	238.762	2
	3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	237.092	8
	4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	239.691	2
	5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	239.691	12
	6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	238.431	2
	7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	238.431	2
		<u>TOTAL UNITS (4BHK)</u>		70.00
	The above said details are as per the conceptual plan.			
4.2	Population:			
	Flats 140	140 Flats @ 5 residents each per flat	700 Persons	
	Flats Population	700 Persons @ 135 lpcd	95 KLD	
	Green	1355 sqm @ 5.5 ltr/sqm	7 KLD	
	Domestic water required		95 KLD	
	Total Flow to STP @ 80%	Domestic Water	76 KLD	
	Reuse of treated wastewater	Flushing @ 45 lpcd Green Area 1355 sqm	32 KLD 7 KLD	

5.1	Source:	Bore wells				
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not required for domestic purpose.				
5.3	Total wastewater generation:	76 KLD				
5.4	Treatment methodology: <i>(STP capacity, technology & components)</i>	76 KLD of wastewater will be generated from the project which will be treated in proposed STP of 125 KLD capacity.				
5.5	Treated wastewater for flushing purpose:	32 KLD				
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 07 KLD Winter: 02 KLD Monsoon: 1 KLD				
5.7	Utilization/Disposal of excess treated wastewater.	Summer: 37 KLD Winter: 42 KLD Monsoon: 43 KLD The Project Proponent has proposed to Karnal Technology with the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm.				
5.8	Cumulative Details:					
	S. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Green area requirement	Excess will be disposed
	1.	95 KLD	76 KLD	32 KLD	Summer: 07 KLD Winter: 02 KLD Monsoon: 1 KLD	Summer: 37 KLD Winter: 42 KLD Monsoon: 43 KLD
5.9	Rain water harvesting proposal:	3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.				
6	Air					

6.1	Details of Air Polluting machinery:	DG set of 1x240, 1x 500 KVA capacity will be installed for essential services such as STP, borewell, etc.			
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.			
7	Waste Management				
7.1	Total quantity of solid waste generation	280 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 not earmarked in conceptual layout plan.			
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 & Trans boundary Movement) Rules, 2016 and its amendments.			
8.	Energy Saving & EMP				
8.1	Power Consumption:	Description		Total	
		Electrical Power requirement (KW)		1000	
		Source		PSPCL	
8.2	Energy saving measures:	<ul style="list-style-type: none"> Solar Light 15 No. = 30 KWHD Common area (200) lights replaced with LED= 135 KWHD. Total Energy Saved/day 30+135= 165 KWHD			
8.3	Details of activities under Environment Management Plan.				
	S. No.	Title	Construction Phase		Operation Phase
			Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
	1.	Medical Cum First Aid	0.50	1.0	--

2.	Toilets for sanitation system	2.0	1.0	--
3.	Wind breaking curtains	8.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	10.0	--	4.0
7.	Green belt development	10.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 77.50 Lakhs	Rs. 7.50 Lakhs	Rs. 17.00 Lakhs

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. in Lacs)
1.	Supply of Crop Residue machinery for management of stubble burning (in-situ/Ex-Situ in construction with District Administration)	62 Lac
2.	Mechanical composter for village Birmi Gurudwara Sahib (300 Kg) including 3 years operational maintainace	35 Lac
Total		97 Lac

During meeting, the Committee observed that the Project Proponent has proposed Karnal Technology within the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm. In this regard, the Committee observed that the Karnal Technology may not be effective because of proximity of the project along Sidhwan Canal and asked the Project Proponent to increase the area reserved under Karnal Technology and justify the consumption of treated waste water with detailed calculations. Further, the Project Proponent will provide an underground tank of 3-4 days storage for Karnal Technology.

Further, the Committee observed that the conceptual plan submitted by the Project Proponent does not match with the conceptual plan presented during the meeting. The Committee asked the Project Proponent to submit the revised conceptual plan.

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

1. The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.

2. The Project Proponent shall submit revised conceptual plan according to the application proposal.
3. The Project Proponent shall submit scheme for the management and disposal of the storm water.
4. The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant, number of plants to be planted in one strip, height of the plant, species of plants etc.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

- (i) Ms. Sandeep Kaur, Manager
- (ii) Mr. Jagir Singh, Chandigarh Pollution Testing Laboratory-EIA Division

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.	We will provide a storage tank for 225 KL for treated waste water. The total treated waste water left after reusing in flushing and green area is 37 KLD and for that we have earmarked an area of 2000 Sqm as per karnal technology.
2	The Project Proponent shall submit revised conceptual plan according to the application proposal.	Copy of the same is attached.
3	The Project Proponent shall submit scheme for the management and disposal of the storm water.	The site is 0.279 Mtr down from the road level. The top soil will be excavated and will be stored which will be used in the green area within the project. Thereafter earth filling will be done upto the level 0.75 Mtr above the existing road level. No storm water will be disposed off outside the project entire rain water will be recharged.
4	The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant,	Tree Plantation plan is attached. The distance between plant to plant will be 10 Ft. 347 Trees will be provided. The height of the tree planted will vary from 6 Ft to 10 Ft. Ashoka, Neem, Chakrasiya, Tun.

	number of plants to be planted in one strip, height of the plant, species of plants etc.	
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Keeping in view that the proposed project is located outside the MC limits and there are bleak chances of providing sewer line & STP by the MC in the near future, the SEAC on perusal of ADS reply and after detailed deliberations, decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall submit the complete details along with drawing and calculations for providing the Karnal Technology for the disposal of excess treated waste water.
2. The Project Proponent shall explore the possibility of using the excess treated waste water in the nearby agriculture fields in a scientific manner with the consent of the land owners.
3. The Project Proponent shall submit the design details of re-charging wells keeping in view the proximity of a running canal along the project site.

Deliberations during 275th meeting of SEAC held on 05.02.2024.

The meeting was attended by the following:

- (i) Smt. Sandeep Kaur authorized signatory M/s SBP Housing (P) Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit the complete details along with drawing and calculations for providing the Karnal Technology for the disposal of excess treated waste water.	The detailed drawing with calculations is attached for reusing of excess treated waste water onto land for irrigation as per karnal technology.
2	The Project Proponent shall explore the possibility of using the excess treated waste water in the nearby agriculture fields in a scientific manner with the consent of the land owners.	We will reuse the treated waste water within project till we get the sewer connection.
3	The Project Proponent shall submit the design details of re-charging wells keeping in view the proximity of a running canal along the project site.	The sub soil was met at the depth of 21.7 m to 22 m below EGL level at the propose site. The field investigation was carried out in the month of November and December 2023 by

		Dr. Ghuman and Gupta Geo tech Consultants. Copy of the same is attached. A design detail of recharging well is attached.
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The Project Proponent in reply of the ADS raised by the Committee during its 273rd meeting held on 12.01.2024 submitted that the excess treated waste water (43 KLD during monsoon season) shall be used within the premises in the land area of 2000 sqm to be developed as per Karnal Technology. Further, regarding using the rainwater for recharging, the project proponent submitted that as per the field investigation report carried out by Dr. Ghuman & Gupta, Geo Tech Consultants, the sub-soil water was found to be at a depth of 21.7 m to 22 m below existing GL at the proposed site and they are proposing to recharge the ground water at a depth of 4.5 m above the sub-soil water level.

The Committee was satisfied with the presentation and the reply given by the project proponent. After detailed deliberation, the Committee decided to forward the project to SEIAA with the recommendation to grant Environmental Clearance to the Group Housing Project namely "F Towers" at village Birmi, Distt. Ludhiana, Punjab by M/s SBP Housing (P) Limited for total land area of 12722 sqm and built-up area of 77800.261 sqm.

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 freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

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

IV. Noise monitoring and prevention

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

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project.

The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.

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

IX. Human health issues

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

X. Environment Management Plan

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

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

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for sanitation system	2.0	1.0	--
3.	Wind breaking curtains	8.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	10.0	--	4.0
7.	Green belt development	10.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 77.50 Lakhs	Rs. 7.50 Lakhs	Rs. 17.00 Lakhs

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. in Lacs)
1.	Supply of Crop Residue machinery for management of stubble burning (in-situ/Ex-Situ in construction with District Administration)	62 Lac
2.	Mechanical composter for village Birmi Gurudwara Sahib (300 Kg) including 3 years operational maintainace	35 Lac

	Total	97 Lac
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XI. Validity

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

XII. Miscellaneous

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

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite

documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 275.03: Application for Environment Clearance for under EIA notification dated 14.09.2006 for Group Housing project namely “Noble Aurellia” at Site no. 4, Sector 88, Distt. SAS Nagar, Punjab by M/s CRA Buildtech LLP (Proposal no. SIA/PB/INFRA2/451873/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely “Noble Aurellia” Site no. 4, Sector 88, Distt. SAS Nagar, Punjab. The total land area of project is 30,686.920 sq.m. (7.583 acres) having Built-up area of 1,47,004.61 sqm. Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent deposited Fees Rs.2,94,010/- vide UTR No. HDFCR52023111053286463 dated 10.11.2023 through NEFT mode. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9892 dated 05.12.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 2/12/2023 and it was observed as under:

- 1) *The proposed site of the project is located at Villages Manak Majra, Sohana District SAS Nagar (Mohali), Punjab. The Project Proponent has earmarked its site with metal sheets and no boundary wall / fencing is provided.*
- 2) *The Project Proponent has constructed building of sale office. Foundation work of sample flats has also been completed. Huts for labour have been provided. Other than this, no development works has started at proposed site.*
- 3) *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
- 4) *As physically observed, the distance of the proposed site from the various approved existing operational industries/ units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	Types of Industrial Unit	Required distance as per sitting criteria
1.	Cement Plant/ Grinding Unit	300 m
2.	Rice Sheller / Salla Plant	500 m
3.	Stone Crushing / Screening cum Washing Plant	500 m
4.	Hot Mix Plant	300 m
5.	Brick Kiln	300 m
6.	CBWTF	500 m

7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m
9.	Retail Outlet (Petrol Pump)	50 m

5) There is eco-sensitive structure within 500 m boundary of the project site.

6) The site is complying with general siting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009.”

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Vivek Mittal, Director M/s M/s CRA Buildtech LLP.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group Housing Project namely “Noble Aurellia” by M/s CRA Buildtech LLP
1.2	Proposal:	SIA/PB/INFRA2/451873/2023
1.3	Location of Project:	Site no. 4, Sector 88, Distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Total Plot Area = 30,686.920 sq.m. (7.583 acres) Built-up area = 1,47,004.61 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 411.42 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the	A copy of the allotment letter Memo No. 0 dated 20.04.2023 issued by GMADA for total land area measuring 30686.93 sqm submitted.

	provisions of Master Plan.	
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 Memo No. 0 dated 20.04.2023 issued by GMADA for total land area measuring 30686.93 sqm submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act, 1980 or not:	No. An undertaking in prescribed Performa has been submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. An undertaking in prescribed Performa has been submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The project area is situated at crow fly distance of approx.9.5km from the nearest sanctuary City Bird Sanctuary.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 73.88 km from project location.

3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	The project area is situated at crow fly distance of approx.9.5km from the nearest sanctuary City Bird Sanctuary.																																															
3.6	Green area requirement and proposed No. of trees:	Proposed Green Area (@ 28.40%) = 8,715.789 sq.m. Number of trees required @ 1 tree per 80 sq.m. of plot area=30,686.920 / 80 = 384 trees or @ 1 tree per 225sq.m. of covered area = 1,47,004.61/ 225 = 653 Trees Proposed trees to be planted = 672 trees																																															
4.	Configuration & Population																																																
4.1	<p>Configuration:</p> <p>The Project will comprise of 6 Residential Towers [i.e. A1 (3BHK*3) (S+31) and A2 (3BHK*3) (S+31)] and Commercial retail area (24 shops)</p> <p>Area Statement</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Total Plot Area</td> <td>30,686.920 (7.583 acres)</td> </tr> <tr> <td>Permissible Ground Coverage (@ 30%)</td> <td>9,206.076</td> </tr> <tr> <td>Proposed Ground Coverage (@10.14%)</td> <td>3,111.69</td> </tr> <tr> <td>Permissible F.A.R. (@ 300%)</td> <td>92,060.760</td> </tr> <tr> <td>Proposed F.A.R. (@191.51 %)</td> <td>58,767.46</td> </tr> <tr> <td>Basement Area</td> <td>51,572.28</td> </tr> <tr> <td> • Basement 1</td> <td>25,786.14</td> </tr> <tr> <td> • Basement 2</td> <td>25,786.14</td> </tr> <tr> <td>Non FAR including Basement</td> <td>88,237.150</td> </tr> <tr> <td>Built Up Area (FAR + Non FAR)</td> <td>1,47,004.61</td> </tr> <tr> <td>Required Green Area (@ 25%)</td> <td>7,671.73</td> </tr> <tr> <td>Proposed Green Area (@2 8.40%)</td> <td>8,715.789</td> </tr> </tbody> </table> <p>Component wise area details</p> <table border="1"> <thead> <tr> <th>Description</th> <th>No. of Floors</th> <th>No. of Dwelling Units</th> <th>Ground Coverage (in sq.m.)</th> <th>FAR (in sq.m.)</th> <th>Non-FAR (in sq.m.)</th> <th>Built-up Area (in sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tower A1 (3*3BHK)</td> <td>S+31</td> <td>173</td> <td>1239.254</td> <td>28,831.10</td> <td>18,257.29</td> <td>47,088.39</td> </tr> </tbody> </table>		Description	Area (sq.m.)	Total Plot Area	30,686.920 (7.583 acres)	Permissible Ground Coverage (@ 30%)	9,206.076	Proposed Ground Coverage (@10.14%)	3,111.69	Permissible F.A.R. (@ 300%)	92,060.760	Proposed F.A.R. (@191.51 %)	58,767.46	Basement Area	51,572.28	• Basement 1	25,786.14	• Basement 2	25,786.14	Non FAR including Basement	88,237.150	Built Up Area (FAR + Non FAR)	1,47,004.61	Required Green Area (@ 25%)	7,671.73	Proposed Green Area (@2 8.40%)	8,715.789	Description	No. of Floors	No. of Dwelling Units	Ground Coverage (in sq.m.)	FAR (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (in sq.m.)	Residential							Tower A1 (3*3BHK)	S+31	173	1239.254	28,831.10	18,257.29	47,088.39
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	Tower A2 (3*3BHK)	S+31	177	1239.254	29,368.15	18,347.68	47,715.83	
	Retail	G	-	573.282	568.208	-	568.208	
	Guard Room	B	-	22.400		22.400	22.400	
	Site Services	G	-	37.500		37.500	37.500	
	Basement (2 nos.)					51,572.28	51,572.28	
	Total	-	350	3,111.690	58,767.46	88,237.150	147,004.61	
4.2	Population details Total estimated population will be about 1,973 persons. Population details							
	Sl. No.	Details	No. of Flats	Criteria	Population			
	1.	Residential	350 DUs	5 persons per DU	1,750			
	2.	Visitors	-	10% of residential population	175			
	3.	Shops	24 nos.	2 persons per shop	48			
	Total Estimated Population = 1,973 Persons							
5	Water							
5.1	Total fresh water requirement: Total fresh water demand: 169 KLD including make-up water requirement for swimming pool Water Demand & Wastewater Generation Details							
	Sl. No.	Details	Population	Criteria	Water Demand (KLD)			
	1.	Residential population	1,750	@ 135 lpcd	236			
	2.	Floating population	48	@ 45 lpcd	2			
	3.	Visitors	175	@ 15 lpcd	3			
	4.	Water Requirement				241 KLD		
	5.	Make-up water for Swimming Pool				10 KLD		
	6.	Total water requirement (4+5)				251 KLD		
	7.	Wastewater Generation (@ 80% of water requirement)				193 KLD		
	8.	Treated Sewage (@ 98%)				189 KLD		

	9.	Flushing Water Requirement (@ 45lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)	79+1+2=82 KLD
	10.	Fresh Water Demand	251-82= 169 KLD
	11.	Green area water req. for 8,715.789 sq.m.	
		• Summer (@ 5.5 lt./m ² /day)	48 KLD
		• Winter (@ 1.8 lt./m ² /day)	16 KLD
		• Monsoon (@ 0.5 lt./m ² /day)	4 KLD
5.2	Source:	GMADA Supply	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	The water will be provided by GMADA as mentioned in allotment letter.	
5.4	Total wastewater generation:	193 KLD	
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	193 KLD of sewage will be generated which will be collected and treated in proposed in house STP of 240 KLD capacity.	
5.6	Treated wastewater for flushing purpose:	82 KLD	
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 48 KLD Winter: 16 KLD Monsoon: 4 KLD	
5.8	Utilization/Disposal of excess treated wastewater.	As per the allotment letter, the allottee shall be entitled for the sewer & storm water connection in the main sewer & storm network developed by GMADA.	

5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA Sewer.
	1.	241 KLD	193 KLD	189 KLD	82 KLD	Summer: 48 KLD Winter: 16 KLD Monsoon: 4 KLD	Summer: 59 KLD Winter: 91 KLD Monsoon : 103 KLD
5.10	Rain water harvesting proposal:	Total 8 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:	Sl. No.	Description	Total After Expansion			
		1.	DG sets	3 DG sets of capacity 1250 KVA			
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion of emissions.					
7.	Waste Management						
7.1	Total quantity of solid waste generation	745 kg/day					
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	The municipal solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area will be earmarked for segregation of solid waste. Biodegradable waste will be converted into manure using one Composter of 300 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to					

6.	Rain water Recharging (8 pits)	12	1	3
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	70	2	5
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	3	5
Total		213 Lakhs	14.5 Lakhs	28.5 Lakhs
Additional Environmental Activities:				
Sr. no.	Activities	Cost (in crores)		
1.	Green Mission Punjab	3.00		
2.	Provision of 4 sets of Baler & recker (insitu/ex situ) for management of stubble burning through District Administration.	1.11		
Total Amount under AEA				4.11

The Committee on perusal of PPCB report submitted vide letter No. 9892 dated 05.12.2023 observed that PPCB in their report mentioned that the Project Proponent has constructed building of sale office and foundation work of sample flats has also been completed.

The Project Proponent in view of above report of PPCB submitted that the sale office and foundation of sample flat have been constructed in the adjoining plot on the name of same promoter company. Further, no construction work has been started in the proposed project. The Committee asked the Project Proponent to obtain the clarification from PPCB in this regard. The Project Proponent agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the receipt of clarification from PPCB by the Project Proponent.

Deliberations during 275th meeting of SEAC held on 05.02.2024.

The meeting was attended by the following:

- (i) Mr. Vivek Mittal, Director M/s M/s CRA Buildtech LLP.

(ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The PPCB earlier in their report submitted vide letter No. 9892 dated 5.12.2023 reported that the construction activity of sale office building and foundation work of sample flats has been completed. Thereafter, on the observation raised by SEAC during its 273rd meeting held on 12.01.2024, PPCB has now vide letter No. 10473 dated 29.01.2024 informed that no construction/development activity has started at Site No. 4, Sector-88, SAS Nagar (Group Housing Project namely "Noble Aurellia"). The Committee took serious note of the incorrect reporting made by PPCB in their earlier report dated 5.12.2023.

The Committee was satisfied with the presentation and the reply given by the project proponent. After detailed deliberation, the Committee decided to forward the project to SEIAA with the recommendation to grant Environmental Clearance to the Group Housing Project namely "Noble Aurellia" at Site No. 4, Sector-88, District- SAS Nagar, Punjab by M/s CRA Buildtech LLP for total land area of 30686.920 sqm and built-up area of 147004.61 sqm.

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 freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

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

IV. Noise monitoring and prevention

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

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project.

The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.

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

IX. Human health issues

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

X. Environment Management Plan

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

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

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, etc.)	10	2	2
2.	Water Pollution Control (STP of Capacity 240 KLD)	90	1.5	5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	8	3	5
5.	Solid Waste Management (Composter of 300 kg)	12	1.5	3
6.	Rain water Recharging (8 pits)	12	1	3
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	70	2	5
8.	Miscellaneous (Appointment of Consultants &	9	3	5

	Management of Environment Cell)			
Total		213 Lakhs	14.5 Lakhs	28.5 Lakhs

Additional Environmental Activities:

Sr. no.	Activities	Cost (in crores)
1.	Green Mission Punjab	3.00
2.	Provision of 4 sets of Baler & recker (insitu/ex situ) for management of stubble burning through District Administration.	1.11
Total Amount under AEA		4.11

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings

approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

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