

**Proceedings of the 147th meeting of State Expert Appraisal Committee held on 30.06.2016 at 10.00 AM in the Committee Room, Punjab Pollution Control Board, Nabha Road, Patiala.
The following were present in the meeting:**

Sr. No.	Name	Designation
1.	Sh. Kuldip Singh, IFS (Retd)	Chairman
2.	Er. Malvinder Singh, FIE	Member
3.	Sh. Harbax Singh	Member
4.	Dr. Manpreet Singh Bhatti	Member
5.	Dr. V.K. Singhal	Member
6.	Sh. N.S.Kahlon	Member
7.	Dr. Sandeep Singh Viridi	Member
8.	Dr. A.S. Reddy	Member
9.	Sh. Samarjit Kumar Goyal	Secretary

Item no.147.01: Confirmation of the proceedings of 146th meeting of SEAC held on 30.05.2016.

The SEAC noted that the proceedings of 146th meeting of State Level Expert Appraisal Committee held on 30.05.2016 were circulated to all concerned vide letter no. 2600-2611 dated 13.06.2016. No observation has been received from any of the member. As such, the SEAC confirmed the proceedings of said meeting.

Item no.147.02: Action taken on the proceedings of 146th meeting of State Level Expert Appraisal Committee held on 30.05.2016.

The details of the action on the proceedings of 146th meeting held on 30.05.2016 were seen by the SEAC.

Item No.147.03: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Multi-Storey Residential Complex" in revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana by M/s Hero Realty Ltd., Ludhiana (Proposal no. SIA/PB/NCP/4973/2015)

The SEAC observed that:-

M/s Hero Realty Ltd., Ludhiana has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Multi-Storey Residential Complex" in the revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana. The project is covered under category 8 (b) of the Schedule appended to the said notification. The details of the project are given in Form 1 and 1A and other documents.

Regional Office-3, Punjab Pollution Control Board, Ludhiana was requested vide e-mail dated 08.06.2015 to visit the project site and submit report regarding latest construction status.

Environmental Engineer, Zonal Office-2, Ludhiana vide letter no. 4662 dated 16.07.2015 has intimated that the site was visited by the concerned AEE of this office on 08.06.2015 and observed that:

1. The construction of the temporary site office/sale office (pre fab) was going on.
2. Fencing wire has been provided along the boundary of the site.
3. Project display board on the front side of the project has been provided.
4. The site is surrounded by school namely Tagore Public School, vacant land for approved township project of Janpath Estates, Iskon Temple and agriculture land.

The case was considered by the SEAC in its 124th meeting held on 28.07.2015, which was attended by the following on behalf of the project proponent:

- i) Sh. Dilprit Singh, Manager of the Promoter Company.

- ii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company.

Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company informed that the project falls within the municipal limits of Ludhiana.

The SEAC observed that the forest land is involved for approach to the project premises for which prior permission under Forest (Conservation) Act, 1980 is required, therefore, the project proponent is required to apply to the Forest Department for obtaining the said permission and is also required to submit an acknowledgement in this regard to the SEAC before allowing him to present its project proposal.

After discussions, the SEAC decided to ask the project proponent to apply to the Forest Department for obtaining the said permission and to submit an acknowledgement along with copy of the application in this regard. Till such time, the case be deferred.

The project proponent has submitted the acknowledgement slip vide letter dated 18/08/2015 to the effect that it has applied to the Forest Department for obtaining the permission under Forest (Conservation) Act, 1980 on 01.08.2015.

The case was placed before the SEAC in its 126th meeting held on 21.08.2015. During the meeting, the SEAC was apprised that the project proponent has sent an email dated 21.08.2015 wherein, it has been mentioned that due to some unavoidable circumstances they will not be able to attend the meeting and their presentation be rescheduled to next meeting of SEAC.

The SEAC accepted the request of the project proponent and decided to defer the case till the next meeting of SEAC.

The case was considered by the SEAC in its 129st meeting held on 11.09.2015, which was attended by the following on behalf of project proponent:

- i) Sh. Dilprit Singh, Manager of the Promoter Company.
- ii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

Sh. Mayank Kumar Environmental Consultant of the project proponent presented the salient features of the project.

- The total land area of the project is 63131.22 sqm and the total built up area will be 2,10,051.22 sqm.
- The Project Proponent submitted copy of the Letter of Intent (LOI) issued by Competent Authority, GLADA, Ludhiana under PAPR Act, 1995 for setting up of the group housing colony.
- The total water requirement for the project will be 650 KL/day, out of which 110 KL/day will be met through MC supply and remaining 540 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 540 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 207 KL/day of treated wastewater for flushing purpose, 27 KL/day will be used for DG cooling tower and 252 KL/day will be used for irrigation of green area in summer season. In winter season, 207 KL/day of treated wastewater will be used for flushing purpose, 27 KL/day will be used for DG cooling tower, 112 KL/day will be used for irrigation of green area and remaining 140 KL/day will be available for sale. In rainy season, 207 KL/day of treated wastewater will be used for flushing purpose, 27 KLD will be used for DG cooling tower and remaining 252 KL/day will be available for sale.
- The total load of electricity required for group housing will be 4400 KW which will be taken from the PSPCL. There is a proposal to install DG sets for stand-by arrangement.
- The e-waste generated will be stored in an isolated room and will be sold to the manufacturers.
- Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.
- The project proponent has submitted the "Terms of Reference" for conducting the EIA study.

The project proponent proposed that standard ToRs prescribed by Ministry of Environment, Forests & Climate Change for such type of projects may be considered as draft ToRs proposed by them.

After detailed deliberations on the presentation by the Members, it was decided to categorize the project into B1 category and that the project proponent should submit an Environment Impact Assessment Study Report. After further deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the Committee approved the Terms of Reference for Environmental Impact Assessment Study of the proposed project. It was also decided to allow the project proponent to use the monitoring reports and the baseline data, thus prepared, to finalize EIA report after incorporating the TOR's to be issued by the SEAC. The 'Terms of Reference' will be valid for a period of two years from its issuance. A detailed draft EIA/EMP report should be prepared as per the above noted TOR.

Accordingly, TOR's were conveyed vide letter no 5267 dated 03.10.2015 to the project proponent. The project proponent vide letter dated 27.01.2016 submitted the EIA report.

The case was placed in the agenda of the 141th meeting of SEAC held on 27.02.2016, but no one from the project proponent attended the said meeting.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of MoEF, Govt. of India and ask the project proponent to attend the next meeting as and when called for.

The case was considered by the SEAC in its 142nd meeting held on 11.03.2016, which was attended by the following on behalf of project proponent:

- i) Sh. Dilprit Singh, Manager of the Promoter Company.
- ii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

Sh. Mayank Kumar Environmental Consultant of the project proponent presented the salient features of the project.

- The total land area of the project is 63131.22 sqm and the total built up area will be 2,10,051.22 sqm. The Project Proponent submitted copy of the Letter of Intent (LOI) issued by Competent Authority, GLADA, Ludhiana under PAPR Act, 1995 for setting up of the group housing colony.
- The total water requirement for the project will be 610 KL/day, out of which 436 KL/day will be met through the ground water supply and remaining 152 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 415 KL/day, which will be treated in a STP of total capacity 550 KLD (STP-1 for phase-II @339 KLD & STP-2 for phase-I @211 KLD) to be installed within the project premises. The project proponent has proposed to use 152 KL/day of treated wastewater for flushing purpose, 27 KL/day will be used for DG cooling tower, 120 KL/day will be used landscaping and remaining 114 KLD available for the other purposes.
- The total load of electricity required for group housing will be 5400 KVA (4400 KW) which will be taken from the PSPCL at 11 KVA line. There is a proposal to install 05 DG sets (2 x 750 KVA, 1 x 650 KVA, 1 x 500 KVA) for stand-by arrangement. The project proponent submitted that there is also a proposal for the construction of new transmission lines & control rooms.
- The project proponent submitted that 22 no. (tentative) rain water harvesting pits shall be provided to recharge to aquifer.
- The total municipal solid waste generation should be about 2400 KG per day and two sets of bins shall be provided to each house hold. Biodegradable waste shall be utilized for composting within the site with the help of OWC. Non-biodegradable waste shall be disposed to a collection point from where approved vendor shall load the waste.

After presentation, SEAC observed that the project proponent is required to submit reply and make the presentation after attending to the following observations:

- 1) Copy of application for depositing EWS fund with State Govt. is required to be submitted.

- 2) Presentation is required to be corrected as requirement of Forest Clearance under FCA, 1980 and mention of submission of application for obtaining the same has not been made.
- 3) North direction to be marked on the project layout map so as to check the orientation of the buildings.
- 4) Shallow groundwater quality at project site is required to be monitored.
- 5) Drinking water standards to be corrected as per IS:10500 in place of IS:2286 as mentioned in the presentation.
- 6) The groundwater quality has been shown as conforming to "Class A" standards which is otherwise applicable to surface water and not the groundwater. Presentation needs to be corrected accordingly.
- 7) Notations to the colours marked to show impact of different project activities in the Environmental Impacts slide needs to be given.
- 8) Impact of Electrical Sub Station (ESS) to be included in the EIA project if, ESS is part of a project or otherwise revised layout plan excluding ESS is required to be submitted.
- 9) Details of the proposed solar power plant needs to be included in the presentation.
- 10) Wet weather flow has not been accounted for in the water balance statement. Thus, water balance for the rainy season is required to be re-submitted.
- 11) Details of the treatment to be provided to the storm water from paved area before recharging needs to be submitted.
- 12) Chute system should be provided for collection of solid waste and a proposal in this regard is required to be submitted by the project proponent.
- 13) Mechanical composter should be provided for treatment of organic solid waste at site and a proposal in this regard needs to be submitted.
- 14) Quantification of the impacts and the action plan for mitigation measures to reduce the impact needs to be incorporated in the EMP.
- 15) Water requirement and source there-of for the construction phase needs to be worked out and included in the water balance statement.

After detailed deliberations, the SEAC decided to defer the case till the project proponent submits reply to the above mentioned observations.

The project proponent was requested vide letter no. 2212 dated 21.03.2016 to submit the reply to the above mentioned observations. The project proponent vide email dated 22.03.2016 submitted the reply to the observations, which was annexed with the Agenda of the SEAC.

The case was considered in 143rd meeting of SEAC held on 30.03.2016, which was attended by the following on behalf of the promoter company:

1. Sh. Dilpreet Singh, Manager from the promoter company.

2. Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company.

The SEAC was apprised that a complaint has been received through email on 28.03.2016 wherein it has been alleged that construction activity has already started at site by the promoter company. The complainant has also attached some photographs of the project site as evidence to his statement. The SEAC queried to the project proponent as to whether construction shown in the photographs sent by the complainant, has been done or not. In reply, the project proponent stated that there is only pre-fabricated office at site. However, then specifically asked about the other construction activity as mentioned in the complaint, he also agreed that construction shown in the photographs sent by the complainant, has been carried out at the project site.

The SEAC decided that a team of two SEAC members namely Sh. N.S. Kahlon and Dr. S.S Virdi be sent for verification of contents of the complaint and latest status (with photographs) at site including construction activities going-on at the project site, if any.

After discussion, SEAC decided to defer the case till the verification report from the SEAC members is received.

Accordingly, SEAC members (Sh. Nirmal Singh Kahlon and Dr. Sandeep Singh Virdi) requested vide email dated 08.04.2016 for verification of contents of the complaint and latest status (with photographs) at site including construction activities going-on at the project site, if any.

The project site was visited by Sh. Nirmal Singh Kahlon and Dr. Sandeep Singh Virdi, Member (SEAC) on 23.04.2016 and the visit report received vide mail 25.04.2016 which was annexed with the agenda of SEAC.

The case was considered in 145th meeting of SEAC held on 11.05.2016, which was attended by the following on behalf of the promoter company:

1. Sh. Dilpreet Singh, Manager from the promoter company.
2. Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company.

The visiting members of SEAC informed as under:-

- A structure housing a site / sales office on the ground floor and a sample flat on the first floor has been constructed. The construction of office/ sample flat has been done with frame structure of steel girders, outer walls of blocks with plaster and internal walls/ partition walls with board / ply & Plaster of Paris and glass. This structure according to the project proponent has been erected temporarily.
- The project proponent further told that this temporarily office structure has been erected at site which is earmarked for clubhouse in the approved plan. So this structure will be dismantled as and when the work of clubhouse will start.
- Wire fencing has been done along the boundary of the site.
- Another structure was spotted on the premises which according to the project proponent is a guard room cum store.
- The entrance/ gateway to the premises also have been erected.
- The Project proponent has done landscaping on the premises, alongwith with roads and paved paths on the lawns.
- The project proponent has started work on one of the towers and raft foundation had been casted. The project proponent claimed that work was stopped on 30.03.2016 and at time of visit, no work was going on at site. The construction did seems some days old, as there were no sign of any fresh construction on site.
- Some pre-construction structures such as temporary site office and material store have been constructed by the construction agency at the site.

The SEAC observed that the project proponent has started the construction work and also constructed office at the site without getting Environmental clearance and it is a clear cut case of violation of the EIA notification, 2006.

In view of Office Memorandums dated 12.12.2012 and 27.06.2013, the SEAC decided to forward the case to SEIAA with the following

recommendations:

- a) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.
- b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. The names of all the Directors as mentioned in the Memorandum & Article of Association submitted by the project proponent alongwith applicant be sent to Punjab Pollution Control Board as project proponent(s)/persons responsible.
- c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.
- d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

The case was considered by the SEIAA in its 108th meeting held on 03.06.2016, which was attended by the following on behalf of project proponent:

- i) Sh. Subrouto Chowdhary, President of the promoter company
- ii) Sh. Dilpreet Singh, Manager of the Promoter Company.
- iii) Sh. Mayank Kumar of M/s Eko Pro Engineers Pvt. Ltd., Ghaziabad Environmental Consultant of the promoter company

Environmental Consultant of the promoter company presented the salient features of the project before the SEIAA and he requested for grant of environmental clearance.

The SEIAA observed that the case is required to be dealt as per provisions of OMs dated 12.12.2012 and 27.06.2013.

After detailed deliberations, the SEIAA decided to accept the recommendations of SEAC and took the following decisions:

- a) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.
- b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.
- c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.

- d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

The SEIAA in its 109th meeting held on 15.06.2016 while taking up item no. 109.05 regarding confirmation of the proceedings i.e. confirmation of the proceedings of the 108th meeting of SEIAA held on 03.06.2016 observed that a written representation has been received from M/s Hero Realty Pvt. Ltd. against the proceedings of the item no. 108.06 of 108th meeting of SEIAA held on 03.06.2016. The representation addressed to the Chairman (SEIAA), Member Secretary (SEIAA) and Member (SEIAA) has been received through email as well as courier. Another representation was delivered by the project proponent on the day of meeting.

The SEIAA without going into details of the representation decided that representation be sent to SEAC for recommendations.

After deliberations, SEIAA decided to confirm the proceedings of 108th meeting of SEIAA held on 03.06.2016 except item no. 108.06 which be kept in abeyance till the recommendations are received from the SEAC.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of the project proponent:

- i) Sh. Sandeep Seghal, Vice President of the promoter company
- ii) Sh. Dilprit Singh, Manager of the Promoter Company.

The written representations made by the project proponent to the SEIAA and to the SEAC (Annexure-I & Annexure-II) were placed before the SEAC members.

Sh. Sandeep Seghal also made a verbal presentation before the SEAC submitting that due to pressure of State Govt. for investment, they had started the construction at the site but shortly thereafter on 30.03.2016, after the meeting of SEAC for environmental clearance, all the construction activities were stopped. Though they have violated the provisions of EIA notification dated 2006, however, no damage to environment has been caused by this insignificant violation. They have proposed all environmental safeguards and are ready to accommodate any other suggestion made by the SEAC including the CSR activities. The project proponent referred to the draft notification dated 10.05.2016 which envisages that action for alleged violation would be independent and separate proceeding and therefore, consideration of proposal for environmental clearance could not await initiation of action against the project proponent. In light of this, the project proponent has submitted three options for the course of action to be taken by the SEAC as enumerated in its written representation. In addition, the project proponent also suggested that the company may be allowed to amend the application to the extent that the portion where construction has been started may be excluded & application may be considered only for the remaining part of the project.

The SEAC observed that none of the options submitted by project proponent are legally tenable as under:-

- a. Regarding first option, from the perusal of OM's dated 12.12.12 and 27.06.2013 issued by MoEF, it was observed that there is no provision for ignoring the violations committed by the project proponent and recommending the grant of environmental clearance without initiating credible action against the project proponent.
- b. Regarding second option, there is no provision in Environment (Protection) Act, 1986 conferring powers upon SEIAA/SEAC for imposing financial penalty in case of violations committed by the project proponent. The jurisdiction of imposing financial penalty or

punishment or both lies with the judicial court only. Further, the decision taken by SEIAA, Kerala in cases falling under the jurisdiction of State of Kerala cannot be taken as reference by SEIAA, Punjab for deciding the case in the State of Punjab until any notification / OM is issued by the MoEF in this regard.

- c. Regarding third option, it was observed by the SEAC that there is no provision in OM dated 12.12.12 issued by MoEF to consider the application of environmental clearance unless credible action has been initiated against the project proponent in case of violation. It is clearly mentioned therein that the environmental clearance application will be considered only once the credible action against the project proponent has been taken. The reference made to the notification dated 10.05.2016 by the project proponent is not tenable because it is a draft notification and no action can be taken unless and until final notification is issued. Also, as per this draft notification, the cases in which the construction work has been started before obtaining prior environmental clearance shall be dealt according to the final publication of this notification only.
- d. Regarding fourth option suggested verbally during the meeting, the SEAC observed that the violations which have come to the notice of SEAC cannot be overlooked and ignored. Action has to be initiated against the project proponent as per the provisions of OM dated 12.12.12 & 27.06.2013 issued by MoEF for the violations done, even if the project proponent amends the application and excludes the area where construction was started without obtaining environmental clearance.

In view of the above and the provisions of the Office Memorandums dated 12.12.2012 and 27.06.2013, the SEAC decided to forward the case to SEIAA with the same recommendations as recommended during 145th meeting of SEAC held on 11.05.2016 which are as under:

- a) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.
- b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. The names of all the Directors as mentioned in the Memorandum & Article of Association submitted by the project proponent alongwith applicant be sent to Punjab Pollution Control Board as project proponent(s)/persons responsible.
- c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.
- d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subjected to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

Item No. 147.04: Application for environmental clearance under EIA notification dated 14.09.2006 for the construction of Group Housing Project namely "Delta Towers" at Village Ranian, Tehsil & District Ludhiana, Punjab by Sekhon Construction & Developers (P) Limited. (Proposal no. SIA/PB/NCP/53252/2016)

The SEAC observed that:-

M/s. Sekhon Construction & Developers (P) Limited has applied for environmental clearance under EIA notification dated 14.09.2006 for the construction of Group Housing Project namely "Delta Towers" at Village Ranian, Tehsil & District Ludhiana, Punjab. The project is covered under category 8 (a) of the Schedule appended to the said notification.

Thereafter, Environmental Engineer, Regional Office-4, Punjab Pollution Control Board, Ludhiana vide e-mail dated 04.05.2016 was requested to visit the project site and submit report regarding latest construction status.

Environmental Engineer, Regional office-4, Punjab Pollution Control Board, Ludhiana vide letter no. 329 date 05.05.2016 informed as under:

"The subject cited project proponent M/s Sekhon Construction and Developers Private Limited has applied for obtaining environment clearance to SEIAA, Punjab for obtaining Environment Clearance under EIA notification 2006 for construction of group housing project "Delta Towers", located at Village Ranian, Tehsil & District Ludhiana, Punjab having the total plot area of the project is 11,986 Sq. m and built up area 29,454 sqm.

Earlier, the site of project was visited by the AEE of this office on 28.03.2016. During visit, Sh. Amarjit Singh representative of project proponent was available at site. He informed that six different residential projects are being developed through different project proponents but having single entrance gate through M/s Delta City-1 (Promoter:- M/s Delta India), Village Rania, Malerkotla Road, Ludhiana. Further, it was also observed that there is no clear cut demarcation provided to check the status of individual project and it is difficult to distinguish physically on site. The details provided by the representative of the project proponents of six different residential projects are as under:-

Details of projects as informed by Sh. Amarjit Singh			
Sr. No.	Name and address of the project	Promoter	Area
1.	<i>M/s Delta City-1, Village Rania, Malerkotla Road, Ludhiana.</i>	<i>M/s Delta India</i>	9.88 acre
2.	<i>M/s Delta City-2, Village Rania, Malerkotla Road, Ludhiana.</i>	<i>M/s Delta International</i>	4.147 acre
3.	<i>M/s Rania Real Estate, Village Rania, Malerkotla Road, Ludhiana.</i>	<i>Sh. Amardeep Singh, Sh. Parvez Khan and Sh. Harjinder Singh</i>	13.5 acre
4.	<i>M/s Green Delta, Village Rania, Malerkotla Road, Ludhiana.</i>	<i>Sh. Parvez Khan, Sh. Charanjit Singh, Sh. Kamaljit Singh and Sh. Paramjit Singh Dhillon</i>	17 acre
5.	<i>M/s Pine Enclave, Village Rania, Malerkotla Road, Ludhiana.</i>	<i>Sh. Inderjit Singh, Sh. Parvez Khan, Sh. Amarjit Singh and Gurjeet Singh</i>	13 acre
6.	<i>M/s Delta Tower, Village Rania, Malerkotla Road, Ludhiana.</i>	<i>M/s Sekhon Construction Pvt. Ltd.</i>	2.96 acre

It is worth mentioning that the project proponent has started the work of excavation/ foundation of the project M/s Delta Tower. However, at the time of earlier visit dated 28.03.2016, no construction activity was going on at site. The project proponent has intimated that they have come to know that the project is covered under Environment Clearance and therefore they have already stopped the construction activity and is in process of applying for obtaining environment clearance under EIA notification, 2006 with the concerned authority. The report in the matter of aforesaid residential colony has already been sent to the Zonal office-II, Ludhiana vide this office letter no. 6098 dated 29.03.2016.

Now, the project proponent has applied for obtaining environmental clearance of M/s Delta Tower (Promoter: - M/s Sekhon Construction Pvt. Ltd.) Village Rania, Malerkotla Road, Ludhiana. The project site was re-visited on dated 04.05.2016 to check the present status of the project and it was observed that:-

1. Whole of the excavation/ foundation work earlier started by the project proponent has been dismantled and the excavation earlier made has been filled and leveled.

Whole of the rubble/dismantled material/construction material has been removed from the site. Now, practically, there is no construction activity related to this project at site and the site has been leveled. Photograph of the site taken during the visit is as below:-



2. As already stated above, there is no clear cut marking between the above six projects operating at site by different promoters. The project proponent has not submitted any documents from DTP regarding the land use/permisibility of site or license/LOI/ approved plan from GLADA for this project or other projects to check the separate identity of above six projects being established around the proposed site. "

The case was considered by the SEAC in its 146th meeting held on 30.05.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Gurjeet Singh, Director of the promoter company.
- (ii) Sh. Sital Singh of M/s Vardan Environet Gurgaon, Environmental Consultant of the promoter company

Before allowing the project proponent to present his case, the SEAC observed that in the visit report sent by EE, Punjab Pollution Control Board, RO-IV, Ludhiana, it has been mentioned that the project proponent has started the work of excavation/ foundation of the project M/s Delta Tower. However, at the time of earlier visit dated 28.03.2016, no construction activity was going on at site. Further, the project site was revisited on 04.05.2016 to know the status of the project at that time and during visit, it was observed that whole of the excavation/ foundation work earlier started by the project proponent has been dismantled and the excavation earlier made has been filled and leveled. Whole of the rubble/dismantled

material/construction material has been removed from the site. Practically, there is no construction activity related to this project at site and the site has been leveled. On enquiry of the SEAC, the project proponent submitted a letter which is reproduced as under:-

Earlier they had a proposal for construction project in an area of 2.469 acres having built up area 15000 sq mtr. They had obtained CLU vide No. 1528 dated 05.07.2013 , got the layout plan prepared and obtained Letter of Intent vide no. 257 dated 14.03.2016 from GLADA, Ludhiana for the same. Copies of the said documents were annexed with the letter as Annexure-A, B & C. At that time, the project was not covered under the ambit of EIA notification, 2006 due to which excavation and foundation work for the project was started. Later on, an additional land measuring 0.4929 acres was purchased and the project was revised to enhance the project area and built up area. As per the revised proposal, total land area has been increased to 2.9619 and built up area 29,454 sq. mtr. Since the built up area of the project under revised proposal has been increased and crossed the threshold limit of 20,000 sqm it is now covered under the provisions of EIA notification, 2006 and requires prior environmental clearance for which the present application has been filed. The excavated earth, which was carried out for the earlier project having built up area less than 20,000 sqm has been dismantled and leveled. Now no construction or other activities are being carried out at site. It is further mentioned here that layout plan has been got approved from the CTP, Punjab vide no. 6064 CTP(Pb)/S-184 dated 02.11.2015 for the area 2.9619 acres having built up area 29,454 sq mtr. The copy of the same has been annexed as Annexure-D with the agenda of the meeting.

The letter along with annexure were taken on record by the SEAC and allowed the project proponent to present the salient features of the project.

The Environment Consultant presented the details of the project as under:-

- The total land area of the project is 11986 sqm and the total built up area of the Project is 29454 sq.m. The Project comprises of two blocks having 190 Residential Flats.

- They had obtained CLU vide No. 1528 dated 05.07.2013, got the layout plan prepared and obtained Letter of Intent vide no. 257 dated 14.03.2016 from GLADA, Ludhiana for the same. They had also submitted the Deptt. of Town & Country Planning, Punjab Memo no. 328 dated 18.02.2015 to the effect that permission has been granted for the change of land use for residential (group housing) purpose for land measuring 0.4929 acres, with certain conditions. The site falls in Residential (RD-2) Zone as per the Master Plan Ludhiana (2007-2021).
- The total water requirement for the project will be 195 KL/day, out of which 162 KL/day will be met through from tubewell and remaining 33 KL/day will be met through recycling of treated wastewater. However, Gram Panchayat water supply is also available.
- The total wastewater generation from the project will be 156 KL/day, which will be treated in a STP of capacity 200 KLD to be installed at project site. In summer season, the project proponent has proposed to utilize 33 KL/day of treated wastewater for flushing purpose, 18 KLD will be utilized for tree plantation, landscaping, park within complex and remaining 105 KL/day will be discharged into public sewer. In winter season, 33 KL/day of treated wastewater for flushing purpose, 05 KLD will be utilized for tree plantation, landscaping, park within complex and remaining 118 KL/day will be discharged into public sewer. In rainy season, 33 KL/day of treated wastewater for flushing purpose, 02 KLD will be utilized for tree plantation, landscaping, park within complex and remaining 121 KL/day will be discharged into public sewer.
- The total quantity of solid waste generation will be 428 kg/day . Solid wastes generated will be segregated into biodegradable (waste vegetables, foods etc.) and Recyclable (papers, cartons, thermacol, plastics, glass etc.) components and collected in separate bins. The biodegradable organic wastes will be sent to gram panchayat for final disposal or treated by vermin-composting. Recyclable waste will be sold to authorized venders. E-waste will be sent to Govt approved site for final disposal.

- The total load of electricity required for group housing will be 950 KW which will be taken from the PSPCL. There is a proposal to install silent 2 DG Sets (2 X 500) as stand-by arrangement.
- The project proponent has also proposed to provide 4 nos. of rain water harvesting pits to recharge the rain water.
- Used oil 2liter/annum to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Environment Management Plan for the construction phase and operation phase is as under: Rs. 4 lacs in capital cost and Rs. 1.3 lacs/annum in recurring cost during construction phase and Rs.25 lacs in capital cost and Rs. 5.0 lacs/annum in recurring cost during operation phase.
- Rs. 8 lacs/annum will be spent towards Corporate Social Responsibility.

After presentation, the SEAC made the following observations:-

1. The project proponent has not submitted the permission from the GLADA, Ludhiana to the effect that as & when sewer is laid in the area, sewer connectivity will be provided to the proposed residential colony.
2. Arrangement for disposal of the treated waste water to be generated from the colony till the sewer is laid.
3. The project proponent has not submitted the permission from the GLADA, Ludhiana for the treatment & disposal of solid waste.
4. The project proponent has not proposed the chute system for collection of solid waste and mechanical composter for treating the bio-degradable solid waste.
5. The project proponent has not submitted proper proposal for utilization of roof top area for effective utilization of solar energy and generating solar power.
6. The project proponent has not submitted the proper proposal for storm water management and drainage system, which should include infiltration through manholes.
7. The project proponent is required to consider the wet weather flow while

assessing quantity of wastewater generation, sewerage capacity and STP capacity.

After discussion, the SEAC decided to defer the case till the project proponent submits the reply to the aforesaid observations and also asked the project proponent to present the salient features of the project thereafter accordingly.

The project proponent submitted the reply to the observations online on 22.06.2016 (**annexed as Annexure-A**).

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Gurjeet Singh, Director of the promoter company.
- (ii) Sh. Sital Singh of M/s Vardan Environet Gurgaon, Environmental Consultant of the promoter company.

The Environmental Consultant of the promoter company submitted the reply to the observations raised by SEAC in its 146th meeting as under:-

Sr. No.	Observations	Reply
1.	The project proponent has not submitted the permission from the GLADA, Ludhiana to the effect that as & when sewer is laid in the area, sewer connectivity will be provided to the proposed residential colony.	Copy of NOC from GLADA is attached as Annexure-I.
2.	Arrangement for disposal of the treated waste water to be generated from the colony till the sewer is laid.	The waste will be used on land for irrigation as per karnal technology. We have made an agreement for 5 year with farmers. Copy of agreement attached as Annexure-II.
3.	The project proponent has not submitted the permission from the GLADA, Ludhiana for the treatment & disposal of solid waste.	Copy of NOC from MC, Ludhiana is attached as Annexure-III.
4.	The project proponent has not proposed the chute system for collection of solid waste and mechanical composter for treating the bio-degradable solid waste	We have submitted the undertaking for installation of mechanical composter and chute system for collection of solid waste as Annexure-IV.
5.	The project proponent has not submitted proper proposal for utilization of roof top area for effective utilization of solar energy and generating solar power	We will provide the 55KW Solar power plant on the roof top of the project.

		The details are given in Annexure-V.
6.	The project proponent has not submitted the proper proposal for storm water management and drainage system, which should include infiltration through manholes.	The details are given in Annexure-VI.
7.	The project proponent is required to consider the wet weather flow while assessing quantity of wastewater generation, sewerage capacity and STP capacity.	The capacity of proposed STP will be 200KLD. It includes the wet weather flow i.e. about 10KLD.

The SEAC observed that arrangement to be provided for rain water harvesting from areas other than roof top in the proposed site is not proper. To this query of SEAC, the project proponent submitted an undertaking to the effect that they will provide pretreatment consisting of oil & grease trap & settling tank in three pits before discharging rain water to rain water harvesting pit for use in green area & pavement area. The documents & annexure submitted by the project proponent were taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded '**Silver Grading**' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for the development of group housing project namely "Delta Towers", in an area of 11,986 Sq. m and having built up area as 29,454 sqm located at Village Ranian, Tehsil & District Ludhiana, Punjab subject to the following conditions in addition to the proposed measures:

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) 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.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.

- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF , the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.

- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.

PART-B – Specific Conditions:

I. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- (iv) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

II. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse

effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.

- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater (for reuse) : Green
 - d. Treated wastewater (for discharge) : Yellow
 - e. Storm water : Orange

- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.

(b) Solar power plant by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 195 KL/day out of which 162 KLD will be met through tubewell and remaining 33 KLD will met through recycling of treated waste water from STP.
- iii) a) The total wastewater generation from the project will be 156 KL/day, which will be treated in a STP of capacity 200 KLD. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For plantation purpose (KLD)	Discharge onto land for plantation to be developed as per Karnal Technology on the land measuring 2.68 acres taken on lease (KLD)
Summer	33	18	105
Winter	33	5	118
Rainy	33	2	121

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged onto land for plantation to be developed as per Karnal Technology/ into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection

centre & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) 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.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART C – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days

from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.

- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 4 Lacs towards capital investment, Rs.1.3 Lacs/annum towards recurring expenditure and Rs.8 lacs/annum towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.25 lacs towards capital cost and Rs. 5 lacs/annum recurring expenditure as proposed in the EMP.

b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.8 Lacs/annum towards following CSR activities in Village Ranian:

I) Tree Plantation

II) Environment Awareness programme

III) Medicine to poor people

IV) Env. Training Programme

V) Providing cooler, water filter and toilets in school, uniforms to poor children.

- ii) The diesel generator sets to be provided shall conform to the provisions of

Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

Item No.147.05: Application for environmental clearance under EIA notification dated 14.09.2006 for developing a residential cum commercial complex namely "Palm Gardens" in the revenue estate of Village Sahnewal Khurd, Bilga, Majra, Tehsil & Distt Ludhiana by M/s Malhotra Land Developers & Colonizers Pvt. Ltd. (Offline case)

The SEAC observed that:-

M/s Malhotra Land Developers & Colonizers Pvt. Ltd. have applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for developing a residential cum commercial complex namely "Palm Gardens" in the revenue estate of Village Sahnewal Khurd, Bilga, Majra, Tehsil & Distt Ludhiana. The project is covered under category 8 (b) of the Schedule appended to the said notification. The details of the project as given in Form 1 and 1A and other documents are as under:

- The total land area of the project is 670867 sqm (165.8 acres) and the total built up area is 228557.84 sqm. The project consists of 998 residential plots, 2 no. group housing plots, EWS flats and commercial area (SCO/SCF, shops/booths, multiplexes).
- The total water requirement for the project is 1000 KL/day, which will be met through own tubewells.
- The total load of electricity required for group housing will be 6100 KW which will be taken from the PSPCL. There is a proposal to install DG sets for stand-by arrangement.
- The e-waste generated is stored in an isolated room and will be sold to the manufacturers.
- Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

Regional Office-2, Punjab Pollution Control Board, Ludhiana was requested vide e-mail dated 19.08.2015 to visit the project site and submit report regarding latest construction status.

Environmental Engineer, Regional Office-2, Punjab Pollution Control Board, Ludhiana vide letter no. 2254 dated 24.08.2015 has intimated that the site was visited by the concerned AEE of this office on 20.08.2015 and observed that:

- The colonizer has constructed 15-16 blocks, in which 24 residential flats are fully constructed & in about 3-4 flats, families residing. In addition 8 shops are also constructed within the blocks.
- The STP is not completed yet & only the equalization tank was found constructed during visit. The domestic effluent of the families residing in the flats is discharged into the equalization tank through sewer. Due to less accommodation, very small quantity of effluent was found in equalization tank.
- A brick kiln exists at the backside of the colony, which is app. 300 feet from the boundary wall of colony.
- M/s Singla Hot Mix Plant and M/s Bansal Spinning Mills also exist at a distance of about 300m & 25 m respectively from the site of colony but no buffer zone (Green Belt) was found at either end of each industry. There also exists an industry named "Phoeniz Agritech" near to boundary wall of colony.
- The colonizer has provided 3 tubewells & only one tubewell was equipped with water meter & as per the representative of project Mr. Gaurav Sodhi (General Manager) only one tubewell out of three was in operation.
- Another 2 acre complex in a name of "Yellow Leaf" also exists within the premises of Palm Garden. However, as per the representative of project proponents, the "Yellow Leaf" is a government regularized complex and responsibility of providing water supply, sewers and STP for complex lies with PUDA.
- No proper rainwater harvesting system has been provided by colonizer.

The case was considered by the SEAC in its 129th meeting held on 11.09.2015, but no one from the project proponent attended said meeting.

As such, in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the case was deferred by the SEAC.

The case was considered by the SEAC in its 130th meeting held on 25.09.2015, but no one from the project proponent attended said meeting.

As such, in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the case was deferred by the SEAC.

The case was considered by the SEAC in its 134th meeting held on 23.10.2015, which was attended by the Sh. Pardeep Kaushal, General Manager of the promoter company on behalf of project proponent.

The SEAC was apprised that the SEIAA in its 95th meeting held on 08.10.2015 vide item No. 95.53 has taken the following decision:

The Hon'ble NGT has passed Orders dated 07.07.2015 in O.A. No. 37 of 2015 (M.A. No. 291, 293 & 294 of 2015) and O.A. No. 213 of 2014 & M.A. No. 755 of 2014 & M.A. No. 177 of 2015 titled as S.P. Muthuraman Vs Union of India. In the said orders it has been mentioned that there is no provision for obtaining post environmental clearance in the EIA notification dated 14.09.2006. As per the notification, the project proponent is required to obtain prior environmental clearance before starting any construction/development activity at the project site.

The various cases are the pending before the SEIAA which have been recommended by the SEAC for delisting in light of the order dated 07/07/2015 passed by the Hon'ble NGT.

M/s Dugar Housing Ltd, who was amongst the respondents in the said O.A. has filed Civil Appeal No. 7191-7192/2015 in the Hon'ble Supreme Court of India against S.P. Muthuraman & others (Petitioners in O.A. before Hon'ble NGT). The Hon'ble Supreme Court of India on the above mentioned Civil Appeal has passed the following orders on 24.09.2015, which are reproduced as under:

"Notice.

In the meantime, the operation of the impugned judgments(s) and order(s) passed by the Green Tribunal New Delhi shall remain stayed."

The matter was considered by the SEIAA in its 95th meeting held on 08.10.2015 and decided to refer the pending cases alongwith other similar cases, if any, sent by the SEAC but not placed in the agenda be referred to SEAC for appraisal in light of change in the legal status. However, the final decision will be taken based upon the legal opinion to be received from Punjab Pollution Control Board.

After detailed deliberations, the SEAC in light of the stay granted by the Hon'ble Supreme Court and decision taken by the SEIAA in similar cases, decided as under:

To forward the case to SEIAA with the following recommendations:

- (i) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 subject to the outcome of the Hon'ble Supreme Court, due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.
- (ii) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 subject to the outcome of the Hon'ble Supreme Court, to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.
- (iii) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, subject to the outcome of the Hon'ble Supreme Court, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.

However, recommendations will be subject to the legal opinion to be given by the Law Officer/standing counsel of the PPCB as well as final order of the Hon'ble Supreme Court of India in the matter of Civil Appeal No. 7191-7192/2015 as may be applicable to this project and decision of any Competent Court to the extent

applicable.

The case was considered by the SEIAA in its 98th meeting held on 28.11.2015, but no one from the project proponent attended said meeting.

The SEIAA decided to defer the case in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment, Forests & Climate Change, Govt. of India.

The case was considered by the SEIAA in its 100th meeting held on 28.12.2015, which was attended by Sh. Deepak Ratra, representative of the promoter company.

During the meeting, he submitted a written request wherein, it has been mentioned that Mrs. Anita Malhotra being non-working Director has no role to play in day to day working affairs of the company be exempted from credible action. The said request was considered & accepted by the SEIAA.

After detailed deliberations, the SEIAA decided to accept the recommendations of SEAC and taken the following decision:

- a) To ask the project proponent to submit, within 60 days, a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, mentioning that violations in respect of starting construction activities without obtaining environmental clearance under EIA notification dated 14.09.2006, are un-intentional and will not be repeated in future. In the meantime, the project be delisted. In case, the project proponent fails to submit the said resolution within a period of 60 days, it will be presumed that the project proponent is no longer interested in pursuing the project further and the project file will be closed and the project proponent will have to initiate the procedure *de novo* for obtaining environmental clearance.
- (b) To initiate credible action against project proponent(s), responsible person(s) & promoter company by invoking powers u/s 19 of the Environment (Protection) Act, 1986 as delegated by Ministry of Environment & Forests vide notification No. S.O. 638 (E) dated 28.02.2014 due to start of construction activities of the project without obtaining Environmental Clearance under EIA

notification dated 14.09.2006. Punjab Pollution Control Board be written in this regard for taking necessary legal action u/s 15 read with section 16 of the Environment (Protection) Act, 1986 for the period for which the violation has taken place against the project proponent(s) and persons responsible and all the Directors of the company except Mrs. Anita Malhotra, Director.

- (c) To issue directions under section 5 of the Environment (Protection) Act, 1986 as delegated by Ministry of Environment & Forests vide notification No. S.O. 637 (E) dated 28.02.2014 to restrain the promoter company from carrying out any further construction or operation activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.
- (d) To inform the project proponent that the application for environmental clearance under EIA Notification dated 14.09.2006 will be considered only after the compliance of decision (a) above and action is initiated for violating the provisions of the EIA notification dated 14.09.2006 due to start of construction work of the project without obtaining environmental clearance.

However, all the above decisions are subject to the final orders of the Hon'ble Supreme Court of India in the matter of Civil Appeal No. 7191-92 of 2015 as may be applicable to this project and decision of any competent court to the extent applicable.

Accordingly, project proponent was requested vide letter no. 939 dated 27.01.2016 to comply with the decision taken by the SEIAA as para no. (a) above and submit the reply of the same. The project proponent has also informed vide letter no. 939 dated 27.01.2016 regarding the decision of SEIAA as mentioned at para (d) above. Direction u/s 5 of the EPA, 1986 has been issued vide letter no. 940 dated 27.01.2016 to the project proponent in compliance with the decision taken by the SEIAA as para no. (c) above. Further, Member Secretary Punjab Pollution Control Board was requested vide letter No. 937 dated 27.01.2016 to initiate credible action against project proponent(s) in compliance to the decision taken by the SEIAA as para (b) above.

Punjab Pollution Control Board, Zonal Office-I, Patiala vide letter no. 2434 dated 11.04.2016 informed that prosecution as directed by SEIAA against the

project proponents and its responsible persons of the project namely M/s Palm Garden. Village Sahnewal Khurd, Bilga-Majra, Tehsil & Distt. Ludhiana u/s 15 & 16 read with section 19 of the Environmental (Protection) Act, 1986 has been filed in the Hon'ble Court of Law and the case has been fixed for next hearing on 08/08/2016.

The project proponent has also submitted a copy of the resolution passed in the meeting of the Board of the Directors of the company held on 10.02.2016 at the registered office of the company under the chairmanship of Sh. Ashok Malhotra to the effect that violation in respect of starting construction activities at mega housing project "Palm Garden" at Vill Sahnewal Khurd, Bilga and Majara, Tehsil & Distt. Ludhiana without obtaining Environmental Clearance under EIA notification dated 14.09.2006, are un-intentional and will not be repeated in future. Further, assured that no violation of Environmental laws will be committed in future.

The case was placed in the agenda of the 145th meeting of SEAC held on 11.05.2016 but no one from the project proponent side attended the meeting.

The SEAC observed that the project proponent has made a written request dated 09.05.2016 that he is not able to attend the meeting due to un avoidable circumstances and requested for deferment of the case.

As such, in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the SEAC decided to defer the case and ask the project proponent to attend the next meeting as and when called for.

The case was placed in the agenda of the 146th meeting of SEAC held on 30.05.2016 but no one from the project proponent side attended the meeting.

As such, in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the SEAC decided to defer the case and ask the project proponent to attend the next meeting as and when called for.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following:-

- (i) Sh. Deepak Kumar, General Manager of the promoter company on behalf of project proponent.
- (ii) Sh. Sumitara Dutta, EIA Expert from CPTL, Mohali, Environmental Consultant of the promoter Company

The SEAC allowed the project proponent to present the salient features of the project. The Environmental Consultant of the promoter company thus presented the salient features of the project as under:-

- The total land area of the project is 670867 sqm (165.8 acres) and the total built up area is 228557.84 sqm. The project consists of 998 residential plots, 2 no. group housing plots, EWS flats and commercial area (SCO/SCF, shops/booths, multiplexes).
- The total water requirement for the project is 1000 KL/day which will be met through own tubewells.
- The total load of electricity required for group housing will be 6100 KW which will be taken from the PSPCL. There is a proposal to install DG sets for stand-by arrangement.
- The e-waste generated is stored in an isolated room and will be sold to the manufacturers.
- Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.
- The project proponent has submitted the proposed Terms of Reference (TORs).

He requested that standard ToRs prescribed by Ministry of Environment, Forests & Climate Change for such type of projects may be considered as draft ToRs proposed by them.

After deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the SEAC decided to recommend to SEIAA to issue the following "Terms of Reference" to the project proponent for Environmental Impact Assessment Study of the proposed project:-

A. Construction stage

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and requires an Environmental Impact Assessment Study for the entire site area.
2. Examine and submit the details of the environmental impacts due to change of land use and land cover including aspects such as hydrological characteristics, imperviousness of land and drainage pattern being altered.
3. Examine and submit the details of the environmental impacts at the stage of construction of boundaries & fencing including its impact on the pattern of natural drainage and flooding pattern and barriers being constructed for restricting wildlife movement into project area.
4. Examine and submit the details of the environmental impacts due to leveling and landscaping including aspects such as excavation & filling of soil, clearing of vegetation, change of topography, development of plantation, green belt, lawns & parks and development of impervious areas.
5. Examine and submit the details of the environmental impacts due to excavation, transportation and filling of earth including aspects such as excavation, filling, sourcing, transportation and disposal of soil.
6. Examine and submit the details of the construction material to be used at the construction stage including aspects such as quarries and transportation, stone crushing and screening, mining & transportation of sand, soil excavation, transportation and filling.
7. Examine and submit the impacts being caused due to transportation of construction materials and men such as increase in traffic and load on public transportation facility, destruction and damage of transportation infrastructure, increase of risk due to road accident, pollution caused due to dust and tail pipe emissions and consumption of fuel by transport vehicles.
8. Examine and submit the details of the temporary housing and amenities to be created and used by the work force including aspects such as water supply, electrical energy and fuel supply.
9. Examine and submit the details of the environmental impacts at the stage of creation of roads, transportation facility and other physical infrastructure including aspects such as use of construction materials, excavation and /or filling of soil, generation of construction waste, creation of impervious surfaces, noise & suspended dust pollution and accidental risk.
10. Examine and submit the details of the noise pollution, air pollution, consumption of fuel and generation of scrap being caused due to operation and maintenance of construction machinery and equipment.
11. Examine and submit the details of the source and supply of water for construction activity.
12. Examine and submit the details of the source and quantity of power for construction activity.
13. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gas, engine & coolant oil and batteries being discarded due to captive and emergency power generation.
14. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
15. Examine and submit the details of the environmental impacts at the stage of development of residential buildings, commercial, institutional and industrial infrastructure including aspects such as construction materials to be used, earth

work (excavation and/or soil filling), generation of construction waste, lighting, HVAC units, waste generation from packaging, residual paints and chemicals and their cans, Generation of wooden, glass, metal and other scrap materials, plumbing and sanitary waste generation, creation of impervious surfaces, noise pollution, suspended dust pollution and risk of accidents.

16. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings and pumps, water pumping stations, earth work and water treatment plant.
17. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings and pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
18. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
19. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.

B. Operation stage

1. Examine and submit the details of the environmental impacts due to the residential, commercial, institutional, industrial, recreational, social, cultural & religious activities to be carried out.
2. Examine and submit the details of the environmental impacts due to the facilities to be provided such as water supply, electrical power supply, fuel supply & consumption including LPG, transportation and communication.
3. Examine and submit the details of the environmental impacts due to the coming up of the activities such as urban agriculture and animal husbandry.
4. Examine and submit the details of the environmental impacts due to the sewerage & sewage treatment and its disposal systems and storm water & its drainage system.
5. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.
6. Submit the details of the management & handling of municipal solid waste, e-waste, hazardous waste, scrap, estate management, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
7. Submit the details of the socio economic impact due to the employment to be generated from the household activities.

C. General

1. Other details as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi, should also be attended.
2. Examine and submit the details of the environmental impacts due to industries located in the vicinity of the project i.e. brick kiln, hot mix plant, spinning mill etc.

3. Examine & submit that as to whether Yellow Leaf complex existing within the premises requires Environmental clearance or not.
4. Environmental aspects identified under some of the project activities may not be comprehensive and some of the significant aspects under some of the activities of the project in question might not have been identified. All such environmental aspects may be added to the list.
5. Some of the activities with their associated environmental aspects of the project in question might be of significant magnitude and not included in the list project activities. All such activities may be added to the list of project activities.
6. The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix (copy attached) and carryout significance analysis for identifying the significant environmental aspects. Scale, sensitivity and duration of impacts; type, size and frequency of environmental aspects; applicable legal requirements; and concerns of interested parties and local public may be used as the basis for the significance analysis of the environmental aspects.
7. In the EIA study each of the environmental aspects listed in the TOR should be quantified, their positive and negative impacts on different areas of impacts should be identified and assessed and the results of such assessment should be reported in the EIA report.
8. In the Environment Management Plan, management of each of the significant environmental aspects (with identified and assessed significant environmental impacts) for mitigating the impacts should be objectively stated.
9. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
10. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
11. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
12. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
13. Does the Environment policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
14. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions. Details of this system may be given.
15. Does the company have a system of reporting of non compliances / violations of environmental norms to the Board of Directors of the Company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.
16. Delineate the concrete proposal regarding activities to be undertaken under Corporate Social Responsibility programme, which should be long lasting in nature and should be as per the needs of a particular Village/area/ local habitats/

stakeholders to be adopted by the promoter company, which can be done by involving a person having knowledge and experience of socio-economic activities.

A detailed draft EIA/EMP report should be prepared as per the above TOR's and shall be submitted to the SEAC as per the provisions of the EIA Notification dated 14.9.2006. The aforesaid 'Terms of Reference' will be valid for a period of three years from its issuance.

Item No.147.06: Application for environmental clearance granted under EIA notification dated 14.09.2006 for the commercial cum residential project namely "GBP Centrum" at Vill. Singhpura, Tehsil Dera Bassi, Zirakpur, Distt. Mohali by M/s Gupta Builders & Promoters Pvt. Ltd. (Proposal No. SIA/PB/NCP/34616/2015)

The SEAC observed that:-

M/s Gupta Builders & Promoters Pvt. Ltd. has applied for environmental clearance under EIA notification dated 14.09.2006 for the commercial cum residential project named "GBP Centrum" at Vill. Singhpura, Tehsil Dera Bassi, Zirakpur, Distt. Mohali. The project is covered under category 8 (a) of the Schedule appended to the said notification.

The case was considered by the SEAC in its 139th meeting held on 05.01.2016, but no one from the project proponent attended the said meeting. However, the SEAC observed that the project proponent is required to submit the following documents/information:

- i. Documentary proof to the effect that Sukhna Wildlife Sanctuary and Bird Sanctuary, Sector-21, Chandigarh and Khol Hi Rayta Sanctuary, Panchkula are more than 10 kms from the project site. In case, these are within 10 kms radius then, the project proponent will submit acknowledgement and copy of application submitted to concerned DFO Wildlife for obtaining permission from NBWL.
- ii. The SEAC further observed that the forest land is involved for approach from National Highway-21 to the project premises for which prior permission under Forest (Conservation) Act, 1980 is required, therefore, the project proponent is required to apply to the Forest Department for obtaining the said permission and is also required to submit an acknowledgement in this regard to the SEAC before allowing him to present its project proposal.

- iii. Quantity of solid waste and sewerage has not mentioned in the certificate issued by the Municipal Council as such amended certificate is required to be obtained from M.C

After detailed deliberations the SEAC decided as under:

1. To defer the case till the project proponent submits the above mentioned information/documents.
2. Regional office, Punjab Pollution Control Board, Mohali be asked to send the detail report regarding the construction status, built up area and NOC/consent status under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 of the project, within 10days.

Accordingly, the decision of SEAC was conveyed to Regional office, Punjab Pollution Control Board, Mohali vide letter No. 429 dated 18.01.2016. Further, the decision of SEAC was conveyed to the project proponent vide letter No. 428 dated 18.01.2016. But, the Project Proponent did not submit the reply of aforesaid observations to the SEAC.

The case was placed in the agenda of the 142nd meeting of SEAC held on 11.03.2016, but no one from the project proponent attended the said meeting.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of MoEF, Govt. of India and ask the project proponent to attend the next meeting as and when called for.

The Environmental Engineer, Punjab Pollution Control Board, RO Mohali, vide its letter no. 1529 dated 01.03.2016 had sent the status of construction activity of the project as below:

- a) The site lies on the left handside of Chandigarh- Ambala Highway and falls in the revenue estate of Village Singhpura, Tehsil Zirakpur, Derabassi.
- b) One office consisting of 10 - 15 cabins has also been constructed. The demarcation of the boundary of the project has been made by using metal sheets and the excavation work of the foundation of the project has been started at the site.
- c) The representation of the promoter company informed that this office is ment for exhibition purpose as the project will be consisting of offices in

the same pattern. The representative further informed that the land on which this office has been constructed is not the part of the proposed project. However, no documentary proof was provided by the project proponent regarding the same.

- d) The machinery of one RMC plant to be installed was lying at the project site.

The project proponent submitted its reply on 29.03.2016 , which is reproduced as under:

S.No.	Observations raised by the SEAC	Reply
1	Documentary proof to the effect that Sukhna Wildlife Sanctuary and Bird Sanctuary, Sector-21, Chandigarh and Khol Hi Raitan Sanctuary, Panchkula are more than 10 kms from the project site. In case, these are within 10 kms radius then, the project proponent will submit acknowledgement and copy of application submitted to concerned DFO Wildlife for obtaining permission from NBWL.	Sukhna Wildlife sanctuary and Bird Sanctuary are located at more than 10 Kms on the project site. This can be seen on the 10 Km buffer map prepared on the toposheet of the area. An application has been submitted seeking clarification of the distance between the project site and Khol Hi Raitan sanctuary. The acknowledgement of the application is attached herewith.
2.	Forest land is involved for approach from National Highway-21 to the project premises for which prior permission under Forest (Conservation) Act, 1980 is required, therefore, the project proponent is required to apply to the Forest Department for obtaining the said permission and is also required to submit a copy of the acknowledgement in this regard to the SEAC before allowing him to present its project proposal.	Permission has been obtained from DFO, SAS Nagar vide letter no. FCA10552 dated 11.03.2016 and is attached herewith.
3	Quantity of solid waste and sewerage has not been mentioned in the certificate issued by the Municipal Council, as such, amended certificate is required to be obtained from the M.C	Quantity of Solid waste and Sewerage has been mentioned in the certificate issued by Municipal Council, Zirakpur vide letter no. 4752 dated 10.03.2016 and letter no. 4751 dated 08.03.2016 respectively. The letter is attached herewith.

The case was considered by the SEAC in its 143rd meeting held on 30.03.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Naresh Gautam, Engineer of the promoter company.

- (ii) Ms. Ramanpreet Kaur of M/s Shivalik Solid Waste Management Ltd., Environmental Consultant of the promoter company.

The SEAC observed that the letter dated 11.03.2016 issued by DFO in reply to the observation at Sr.No.2 shows the distance of the site from the Wildlife Sanctuary as 9.5Km whereas, reference of draft notification regarding revised requirement of reduced distance has been made, which is yet to be finalized. As such, the project proponent is required to obtain permission from NBWL and submit a copy of acknowledgement alongwith copy of application submitted for obtaining said permission.

The SEAC further observed that the report submitted by Punjab Pollution Control Board, Regional office Mohali with respect to construction status is not conclusive. The SEAC decided that a team of SEAC members namely Er. Malvinder Singh and Dr. V.K. Singhal be sent for verification as to whether any construction activity has been carried out by the project proponent after filing application for obtaining the environmental clearance and latest status (with photographs) at site including construction activities going-on at the project site, if any. The SEAC also asked the project proponent to submit the documentary proof to the effect that building of their demo office is outside the project site.

After discussion, SEAC decided to defer the case till the verification report from the SEAC members and reply to the aforesaid observations from the project proponent is received.

Accordingly, the SEAC members (Er. Malvinder Singh and Dr. V.K. Singhal) requested vide email dated 08.04.2016 for the verification as to whether any construction activity has been carried out by the project proponent after filing application for obtaining the environmental clearance and latest status (with photographs) at site including construction activities going-on at the project site, if any

The project site was visited by Er. Malvinder Singh and Dr. V.K. Singhal, Member (SEAC) on 09.04.2016 and the visit report received vide email dated 24.04.2016, which was attached with the Agenda of SEAC.

The Project Proponent vide letter dated 05.04.2016 also submitted reply to the aforesaid observation which was attached with the Agenda of SEAC.

The case was considered by the SEAC in its 145th meeting held on 11.05.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Satish Kumar, Managing Director of the promoter company.
- (ii) Ms. Ramanpreet Kaur of M/s Shivalik Solid Waste Management Ltd., Environmental Consultant of the promoter company.
- (iii) Sh. Sandeep Garg, Environmental Consultant of the promoter company.

The visiting members of SEAC informed as under:-

- a) The office alongwith the sample flat as well as conference hall is made in the adjoining land. This office is constructed outside the boundary of the proposed project for which the Environmental clearance has been applied and is a temporary structure on their own adjoining land.
- b) One No. RMC machinery plant is also installed in the adjoining land outside the project site.
- c) Existing profile of the land was excavated land. The Excavation work of 5660 m³ to the depth of 4.2 mtr as well as some PCC has also been noticed at the site. The MD of the company has informed that the site has been purchased as it is from Mr. Kesar Singh who have planned a very small project and accordingly started the excavation and PCC work. But later on he has dropped the idea and sold the project to them. The existing profile of the land i.e. excavation as well as PCC will be dismantled as the excavation depth for the proposed project is 9.40 mtr as per approved plan. The excavation as well as foundation work will be carried out as per the new approved layout plan of the proposed project.
- d) The project proponent has obtained the authentication for distance between wildlife sanctuary Khol-hi-Raitan and project site.

The visiting SEAC members confirmed that no construction activity is going on at the project site.

The SEAC allowed the project proponent to present the salient features of the project. Accordingly, the environmental consultant of the project proponent presented the salient features of the project as under:

- The total land area of the project is 16490.46 sqm and the total built up area will be 74263.039 sqm.
- The total water requirement for the project will be 505 KL/day, out of which 317 KL/day will be met through own tubewells and remaining 188 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 412.6 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 159 KL/day of treated wastewater for flushing purpose, 28.67 KL/day will be used for irrigation of green area and remaining 183.67 KL/day will be discharged into M.C. sewer in summer season. In winter season, 159 KL/day of treated wastewater will be used for flushing purpose, 9.38 KL/day will be used for

irrigation of green area and remaining 202.96 KL/day will be discharged into M.C. sewer. In rainy season, 159 KL/day of treated wastewater will be used for flushing purpose, 2.6 KL/day will be used for irrigation of green area and remaining 209.74 KL/day will be discharged into M.C. sewer.

- Fresh water will be used for backwashing of filters (ETP) as well as for makeup water in HVAC.
- The total quantity of solid waste generation will be 2659 kg/day, which will be segregated at source as biodegradable and non-biodegradable components. The biodegradable waste will be disposed as per the Municipal Solid Waste (Management & Handling) Rules, 2000 and non-biodegradable components will be sold to authorized vendors for recycling.
- The total load of electricity required will be 4168 KW which will be taken from the PSPCL. There is a proposal to install silent DG sets of 6 x 1010 KVA and 1 x 500 KVA for stand-by arrangement.
- The e-waste generated will be stored in an isolated room and will be sold to the manufacturers.
- Used oil to be generated from the DG sets will be managed, handled and disposed as per the provisions of the Environment (Protection) Rules, 1986.
- Total 4531.60 sq ft roof top area will be used for solar power generation.
- The management of Gupta Builders & Promoters will be responsible for implementation of CSR activities and Rs.15.0 lac will be utilized for various activities under Corporate Social Responsibility.
- The EMC cell of Gupta Builders & Promoters will be responsible for implementation of EMP and Rs. 118.5 lac will be incurred for implementation of EMP on account of capital cost plus Rs.28.0 lacs/annum will be incurred on account of recurring charges.

The project proponent submitted a copy of acknowledgement alongwith a set of application filed with DFO (Wildlife), Panchkula regarding obtaining wildlife clearance from NBWL in respect of Khol Hi Raitan Sanctuary which was taken on record by the SEAC. The project proponent also submitted a copy issued by DFO vide letter no. 10552 dated 11.03.2016 granting permission to construct approach road at KM 35.830 R/S on Ambala Chandigarh road NH-22 at village Singhpura, Tehsil Zirakpur, which was also taken on record by the SEAC.

The SEAC observed that project proponent has proposed to use 505 KL/day of fresh water which is not correct as per requirement of SEAC for such type of project and also

he has proposed to use fresh water for backwashing of filters (ETP) as well as for makeup water in HVAC. To this observation of SEAC, the project proponent agreed to use treated water for backwashing of filters as well as make up water in HVAC. He accordingly submitted a revised water balance statement which is as under:-

The total water requirement for the project will be 661 KL/day, out of which 477 KL/day will be met through own tubewells and remaining 184KL/day will be met through recycling of treated wastewater.

The total wastewater generation from the project will be 529 KL/day, which will be treated in a STP of capacity 550 to be installed within the project premises. The project proponent has proposed to use 184KL/day of treated wastewater for flushing purpose, 29 KL/day will be used for irrigation of green area, 200 KLD in HVAC and remaining 105 KL/day will be discharged into M.C. sewer in summer season. In winter season, 184 KL/day of treated wastewater will be used for flushing purpose, 10 KL/day will be used for irrigation of green area and remaining 324 KL/day will be discharged into M.C. sewer. In rainy season, 184 KL/day of treated wastewater will be used for flushing purpose, 3 KL/day will be used for irrigation of green area, 200 KLD in HVAC and remaining 131 KL/day will be discharged into M.C. sewer. The same was taken on record by the SEAC. The SEAC further observed that in the revised water balance statement, RO system and softener has not been proposed. To this observation of SEAC, the project proponent agreed to submit a separate flow diagram of treated water for all the three seasons to be used in HVAC and RO system / softener and also submitted the revised inlet and outlet water characteristic of the proposed STP which were also taken on record by the SEAC. The SEAC also asked the project proponent to propose UV treatment instead of chlorine for disinfection of treated water to which the project proponent agreed to use the same and submitted an undertaking in the matter which was taken on record by SEAC. The project proponent has proposed to spend Rs. 15.0 lacs on CSR which is too meagre. To this observation of SEAC, the project proponent agreed to submit revised plan of income to be incurred on CSR and submitted that Rs. 12.0 lac per year will be spent on CSR which was taken on record by SEAC. The SEAC observed that roof top area proposed by project proponent to be used for generation of solar energy is very less against the policy of SEAC which is 30% of total available roof top area. To this observation of SEAC, the project proponent agreed to use 30% of the total available roof top area. Thus, the SEAC decided to impose a condition that minimum 30% of

the roof top area will be used for solar power generation and construction and demolition waste rules will be complied with.

The SEAC further observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to the SEIAA with the recommendations to grant environmental clearance to the project for the commercial cum residential project named "GBP Centrum" at Vill. Singhpura, Tehsil Dera Bassi, Zirakpur, Distt. Mohali, subject to the following conditions in addition to the proposed measures:

PART A – Specific Conditions:

I. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) 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.
- (iii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iv) A first aid room will be provided in the project both during construction and operation phase of the project.
- (v) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- (vi) The grant of environmental clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project , if any, based on environmental clearance so granted , in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner.
- (vii) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (viii) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.

- (ix) The project proponent shall not hand over possession of any flat to the buyer till main sewer is laid by GMADA and sewer connection is obtained.

II. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Construction/provision of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (v) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (vi) Ambient air and noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vii) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (viii) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (ix) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (x) Adequate treatment facility for drinking water shall be provided, if required.
- (xi) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (xii) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(For reuse)
 - d. Treated wastewater : Yellow
(For discharge)
 - e. Storm water : Orange
- (xiii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

- (xiv) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xv) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing atleast 30% of total roof top area shall be installed for effective utilization of solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (xvi) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xvii) Chute system, bins for common areas, collection centre and mechanical composter shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xviii) Recharging wells for roof top, run-off from green areas and roads/pavement etc. shall be provided alongwith provision for providing adequate treatment for removing suspended matter and oil & grease etc. before recharging as per the CGWA guidelines.
- (xix) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.
- (xx) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.

III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The project proponent shall use only treated waste water for backwashing & filters as well as make up water for HVAC and shall also install R.O. System & Softener as proposed.
- iii) The project proponent shall promote UV treatment instead of Chlorination for the disinfection of treated waste water.
- iv) The total water requirement for the project will be 661 KLD, out of which 477 KLD shall be met through Tubewell and remaining 184 KLD will be met through flushing.
- v) a) The total wastewater generation from the project will be 529 KL/day, which will be treated in a STP of capacity 550 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For cooling (KLD)	HVAC	For horticulture purposes	Discharged into MC, Zirakpur sewer
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Summer	184	200	29	105
Winter	184	-	10	324
Rainy	184	200	3	131

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater recharging system shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) Incremental pollution loads on the ambient air quality, noise, water quality and soil should be periodically monitored as per the MoEF guidelines and should conform to the prescribed standards. Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xi) 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.
- xii) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xiii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiv) The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards.
- xv) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xvi) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

- xvii) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xviii) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.

PART B – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- iii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL.
- iv) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- v) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- vi) The project proponent shall obtain CLU from the competent authority.
- vii) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- viii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- ix) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.

II. Construction Phase

- i) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- ii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab.
- iii) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- v) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs.118.5 Lacs & Rs.12.0 lac/annum respectively, as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.
- vi) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.

III. Operation Phase and Entire Life

- i) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- ii) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab.
b) The project proponent shall adhere to the commitments made in the proposal for CSR activities.
- iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab.
- iv) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact

Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.

- v) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- vi) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.

The case was considered by the SEIAA in its 108th meeting held on 03.06.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Naresh Gautam, Civil Engineer of the promoter company.
- (ii) Mrs. Simranjit Kaur, Environmental Consultant of M/s Eco Labs, Mohali on behalf of the promoter company.

Mrs. Simranjit Kaur, Environmental Consultant of the promoter company presented the salient features of the project before the SEIAA and she requested for grant of environmental clearance.

The SEIAA observed that the photographs attached with the environmental clearance application do not seem to be matching with the ground reality.

The SEIAA decided to remand the case to SEAC for re-consideration in view of the above noted observation.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Satish Gupta, Managing Director of the promoter company.
- (ii) Sh. Naresh Guautam, Civil Engineer of the promoter Company.
- (iii) Sh. Sandeep Garg, M/s Shivalik Solid Waste Management Ltd., Environmental Consultant of the promoter company.

The SEAC asked the project proponent to submit the reply to the observations of the SEIAA. To this observation, the project proponent submitted an undertaking to the effect that:

- “ 1. That the photographs attached with our EIA application for our project GBP Centrum were wrongly attached by our consultant and are not of our site.
2. That these photographs were attached by the consultant by clerical mistake.
3. That we deeply apologies for this mistake.
4. That we had purchased this land with the profile where excavation works was already done by the original owner.
5. That we had not started any construction work at site after the purchase of this land.”

The affidavit submitted by the project proponent was taken on record by the SEAC.

After deliberations, the SEAC decided to again recommend the case to SEIAA with the same recommendations as proposed in its 145th meeting held on 11.05.2016.

**Item No. 147.07 : Application for environmental clearance granted under EIA notification dated 14.09.2006 for the expansion of group housing project namely “Royale Mansions Luxury Apartments” in the revenue estate of Village- Peer Mushalla, Near Zirakpur, Distt. SAS Nagar, Mohali by M/s. Royale Mansions.
(Proposal no. SIA/PB/NCP/42563/2016)**

The SEAC observed that:-

M/s. Royale Mansions has applied for environmental clearance under EIA notification dated 14.09.2006 for the expansion of group housing project namely “Royale Mansions Luxury Apartments” in the revenue estate of Village- Peer Mushalla, Near Zirakpur, Distt. SAS Nagar, Mohali. The project is covered under category 8 (a) of the Schedule appended to the said notification.

Earlier, the project proponent was granted Environmental Clearance vide letter no. 47502 dated 30.10.2013 for establishment of a group housing project namely “Royale Mansions Luxury Apartments” having total built up area of having built up area of 27419.418 sqm in the total plot area of 17158.686 sqm in the revenue estate of Village Peer Mushalla, near Zirakpur, Distt. S.A.S. Nagar, subject to the certain conditions.

The details of the expansion project as given in Form 1 and 1A and other documents are as under:

- The total land area of the project is 17,167.204 sqm (4.24 acres). The total built up area has been increased from 27,419.418 sqm (201 flats in 6 blocks (i.e. 138-4BHK, 38-3BHK, 25 EWS flats) and 3 shops) to 36,674.208 sqm (258 flats & 9 shops). Thus, the total additional built up area of the Group Housing Project is 9,254.79 sqm (57 flats. + 6 shops). The total project cost after addition is Rs. 29.72 Crores.
- After expansion, the total water requirement for the project will be 175 KL/day, out of which 117 KL/day will be met through own tubewells and remaining 58 KL/day will be met through recycling of treated wastewater.
- After expansion, the total wastewater generation from the project will be 140 KL/day, which will be treated in a STP of capacity 150 KLD based on SAFF Technology to be installed within the project premises. The project proponent has proposed to use 13 KL/day will be used for irrigation of green area (2,341.15 sqm) and remaining waste water will be discharged into M.C. sewer in summer season. In winter season, 04 KL/day will be used for irrigation of green area and remaining waste water will be discharged into M.C. sewer. In rainy season, 01 KLD for irrigation of green area and remaining waste water will be discharged into M.C. sewer. The project proponent has also submitted that dual plumbing system has not been provided. However, treated water from STP is being used for irrigation purposes.
- After expansion, the total quantity of solid waste generation after expansion will be 520 kg/day, which will be segregated at source as biodegradable and non-biodegradable components as per the Municipal Solid Waste (Management & Handling) Rules, 2000. The biodegradable waste would be sent to the approved site. The non-biodegradable and the recyclable waste will be sold to the recyclers. The Biodegradable waste is composted by use of Mechanical composter.
- After expansion, the total load of electricity required for group housing after expansion will be 1500 KW which will be taken from the PSPCL. There is a

proposal to install silent DG sets 1 x 250 KVA & 2 x 125 KVA as stand-by arrangement.

- The project proponent has proposed to provide 14 Nos. rain water harvesting pits to recharge the ground water.
- Used oil to be generated from the DG sets will be sold to authorized recyclers.

The details of the documents submitted with the application is as under:

1.	Properly filled Form 1 & 1A	Yes
2.	(a) In case(s) where land has already been purchased/acquired: Proof of ownership of land (b) In case where land is yet to be purchased/acquired: Proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)	Submitted, Copy of land documents including Jamabandi
3.	Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of Master Plan of the area.	Submitted, Master Plan showing project site. The project site falls under residential zone as per the Master Plan of Zirakpur, hence, CLU for the same is not required.
4.	Layout plan duly approved by the Competent Authority/Conceptual plan of the project.	Submitted.
5.	Topographical map of the area showing Contour Plan. In case of Area Development Projects, the Contour Plan should reflect the true existing physical features of the site and may be prepared by the project proponent w.r.t. some permanent reference marks.	Submitted.
6.	Status of construction, if any, alongwith photographs from all the four sides.	Submitted
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and	Submitted. Google Earth Image Showing project site & surroundings within 500 meter.

	structures lying in the area.	
8.	<p>Site plan of the project showing the following</p> <ul style="list-style-type: none"> i) Location of STP ; ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Firefighting equipment layout vii) First aid room viii) Location of Tube wells ix) DG Sets and Transformers 	<ul style="list-style-type: none"> i. Marked ii. Marked iii. Marked iv. Marked v. Marked vi. Marked vii. Marked viii. Marked ix. Marked
9.	<p>Permission of Competent Authority for;</p> <p>a) Water and Sewerage connection</p> <p>A letter from concerned Local Body/Authority giving details about existing status of sewer connectivity and availability of water supply in the area and acceptance of Local Body for taking the quantity of sewage to be generated by the proposed project and providing the water supply. Existing position of public sewer and water supply line duly marked on the lay out map/plan.</p> <p>b) Collection of Solid waste</p>	<ul style="list-style-type: none"> a) Submitted copy of letter issued by M.C. Zirakpur vide letter no. 808 dated 04.06.2013 to the project proponent wherein, it has been mentioned that the Council has no objection for giving sewerage connection for discharging there treated wastewater after deposition of requisite charges. b) Submitted, the M.C. Zirakpur vide letter no. 2941 dated 29.08.2011 has issued a certificate to the project proponent to the effect that the solid waste to be generated from the project, will be taken care by MC, Zirakpur.
10.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	Submitted
11.	Availability of land for use of treated sewage and plantation.	Submitted, Green area marked on the layout plan. However, excess treated sewerage water will be discharge into MC Sewer.
12.	Analysis reports of ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories.	Submitted

13.	Quantification of energy saved and renewable energy devices used.	Submitted
14.	Drawing showing plumbing systems for use of fresh, treated and hot water	Submitted, site plan showing sewer line & treated water used for horticulture.
15.	Construction schedule (PERT/CPM Chart)	Submitted.
16.	Undertaking(s) for ; a) Constitution of Environment Monitoring Cell b) Use of ready mix concrete or use of fly ash during construction. c) To provide Fire Fighting System d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions during construction phase. e) To provide adequate safety measures for the construction workers during the construction phase.	Submitted.
17.	Environmental Management Plan indicating the following: a) All mitigation measures for each item-wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. b) Compliance of various environmental regulations c) Steps to be taken in case of emergency such as accidents at the site including fire. d) For how long period the project proponent will be responsible for implementation of EMP and the name of the person(s) responsible for implementation of EMP. e) Capital & recurring cost for the	a) Submitted b) Submitted c) Submitted d) Sh. Surinder Bansal (Partner) of Royale Mansions is responsible for implementation of EMP for 5 years and after that the welfare society of the project will be responsible for the same. e) Rs. 76.0 lacs will be

	<p>EMP per year and the details of funds for the same.</p> <p>f) Name of the individual persons / organization, who will be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.</p>	<p>incurred for implementation of EMP on account of capital cost and Rs. 11 lacs/annum will be incurred on account of recurring charges for implementation of EMP.</p> <p>f) The association of Residents or MC whosoever takes over the project will be responsible for implementation of EMP.</p>
18.	<p>Corporate Social Responsibility indicating various activities to be undertaken, provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same.</p>	<p>Sh. Surinder Bansal (Partner) of Royale Mansions is responsible for implementation of the CSR. Rs. 27.0 lacs will be utilized for following activities under Corporate Social Responsibility :</p> <ul style="list-style-type: none"> i. Rs. 4.0 lacs will be spent to Organize Health camps i.e. eye check up and dental check up camps. ii. Rs. 6.0 lacs will be spent for providing scholarships to class X and XII students for higher education. iii. Rs. 7.0 lac will be spent to provide solar lights on the Village Rasta, helping Village Panchayat in community development programmes iv. Rs. 10.0 lac will be spent to Provide infrastructure i.e. X-ray machine and ambulance etc.
19.	<p>Traffic Circulation System and connectivity with a view to ensuring adequate parking, conflict free</p>	<p>Submitted</p>

	movements, Energy efficient Public Transport.	
20.	Disaster/Risk Assessment and Management Plan	Submitted
21.	A copy of Memorandum of Article & Association / partnership deed / undertaking of sole proprietorship / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project	Submitted

A team of Prof. P Thareja & Dr. V.K Singhal (SEAC members) have been constituted and requested vide mail dated 17/03/2016 to visit the project site to verify the compliance of existing project & construction status with regard to expansion component of the project.

The project site was visited by Prof. P Thareja & Dr. V.K Singhal, Member (SEAC) on 23.03.2016 and the visit report received vide email dated 29.03.2016, was attached as Annexure of the agenda.

The case was considered by the SEAC in its 144th meeting held on 19.04.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Surinder Bansal, Partner of the promoter company.
- (ii) Sh. Sandeep Garg, Environmental Consultant, M/s Eco Labs, Mohali, on behalf of the promoter company.

The visiting SEAC members categorically informed that no construction activity has been carried out for the expansion part of the project and expansion is to be done within the proposed project premises. The SEAC asked the visiting members regarding the compliance status of condition of already granted Environmental Clearance. The visiting member apprised the SEAC that project proponent is complying with the conditions of Environmental Clearance already granted as applicable at this stage.

The SEAC observed that the project proponent has obtained environmental clearance for expansion of the project to increase no. of flats from 201 to 258. However, the Northern Regional office of MoEF, Chandigarh in its compliance report as well as the visiting SEAC members in their visiting report stated that 258 flats have already been constructed at site. As such, it seems to be case of

violation of EIA notification 14.09.2006. To this observation of SEAC the project proponent submitted that they had constructed 258 flats even prior to submission of application for obtaining Environmental Clearance for 201 flats but they applied for Environmental Clearance for 201 flats as the building plan was approved for 201 flats only at that time and as per the policy of SEIAA at that time, approved building plan was the pre requisite for obtaining Environmental Clearance. So far as violation of EIA notification is concerned, credible action has already been initiated against them.

The SEAC asked the project proponent to prove his contention that 258 flats were constructed prior to filling of application for obtaining Environmental Clearance for 201 flats as these facts are not available in the record with SEIAA/SEAC. To this observation of SEAC, the project proponent submitted that the photograph submitted by him with the application (for 201 flats) may be glanced which shows all the nine storey of all the blocks had already been completed. The visiting members of SEAC also confirmed that the entire construction at site is very old and the possession of flats had already been given. No new construction activity was going on at site and the project is in operational state. The SEAC observed that, as such, it is not a case of expansion project, but it is a case of modification in the Environmental Clearance granted to the existing project whereas, the application has been filed for expansion of the existing project.

After discussion, SEAC decided to recommend to SEIAA for rejection of the application and to direct the project proponent to submit a fresh application for modification of Environmental Clearance already granted for 201 flats and project proponent should also submit a copy of the approved building plan for 258 flats with the application as the project has already been completed and the conceptual plan will not be suffice at this stage.

The case was considered by the SEIAA in its 107th meeting held on 27.05.2016, which was attended by the following on behalf of the promoter company:

1. Sh. Surinder Bansal, Partner of the promoter company.
2. Sh. Sandeep Garg, Environmental Consultant, M/s Eco Labs, Mohali, on behalf of the promoter company.

Sh. Sandeep Garg of Environmental Consultant of the promoter company requested for rejection of the application with a direction to the project proponent to submit a fresh application (for 258 flats) for modification of Environmental Clearance already granted for 201 flats.

The SEIAA observed that this seems to be a case of continued violation as expansion of project from 201 flats for which Environmental Clearance was granted earlier, to 258 flats has already been carried out. In reply to this observation, the project proponent submitted that they had already constructed 258 flats even prior to submission of application for obtaining Environmental Clearance for 201 flats. But, Environmental Clearance was obtained for 201 flats because they had the building plan approved for 201 flats at that time and as per the then prevalence policy of SEIAA, approved building plan was pre requisite for obtaining Environmental Clearance. So far as violation of EIA notification is concerned, credible action has already been initiated against them.

The SEIAA observed that the project proponent has not disclosed these facts regarding the construction of 258 flats while obtaining the Environment Clearance for 201 flats. The only proof of photograph attached with the earlier Environmental Clearance application which had been relied upon by the SEAC while sending recommendation to SEIAA, does not seem to be sufficient.

After deliberations, the SEIAA decided to remand back the case to SEAC for review by considering all the material facts available on the record if any, other than photographs to ascertain as to whether construction of 258 flats had been completed prior to obtaining Environmental Clearance for 201 flats. The SEAC shall also clearly mention the provisions of EIA notification, 2006 under which the project proponent can be allowed to file an application for modification in the Environmental Clearance for the construction done prior to obtaining Environmental Clearance wherein actual status/ true material facts were not represented by the project proponent.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Surinder Bansal, Partner of the promoter company.
- (ii) Sh. Sandeep Garg, Environmental Consultant, M/s Eco Labs, Mohali, on behalf of the promoter company

The SEAC asked the project proponent to submit documentary evidence regarding construction of 258 flats prior to the submission of the

application for obtaining environmental clearance for 201 flats. The project proponent submitted that at present they are not having any additional documentary evidence to prove that 258 flats had been constructed before submission of application for 201 flats and sought more time to submit the same.

After detailed deliberations, the SEAC decided to defer the case and to ask the project proponent to submit the documentary evidence to prove that 258 flats had been constructed before submission of application for obtaining environmental clearance for 201 flats, so that further action in the matter could be taken accordingly.

Item no.147.08: Regarding grant of environmental clearance to the mining projects in the State of Punjab in river beds allowing extraction of sand/gravel through slurry method/pumping.

The SEAC observed that:-

- Env. clearance (EC) was granted by the SEIAA on 26.06.2012 to G.M. Ludhiana and on 07.02.2013 transferred in the name of Sh. Puneet Singh S/o Sh. Kuldeep Singh, House No. 71, Sector-5, Chandigarh for mining of 5,57,000 Ton/annum of minor minerals in an area of 42.24 hectares from the bed of river Sutlej in the revenue estate of Village Parchian Biharipur, Tehsil & District Ludhiana, subject to certain conditions with excavators having bucket capacity 1.1m³.
- G.M. Ludhiana on 31.05.2013 requested to amend the EC already granted for carrying out off-stream and in-stream mining citing following main reasons:
 - (i) The mining area of 42.24 hectares which was entirely off-stream at the time of proposal, has now been partially sub-merged due to change of course by the river.
 - (ii) The contractor is required to carry out partial in-stream mining of sand from the river by mechanical means i.e. using excavators and in-stream with venturi jet ejector and pumping system.
- The SEIAA on the recommendations of SEAC decided to amend the EC already granted and allowed off-stream and in-stream mining subject to imposing below mentioned main additional conditions:
 - (i) The absolute elevation (Redline), below which no mining shall be allowed to be carried out, shall be determined by the Department of Industries & Commerce, Punjab alongwith Department of Irrigation, Punjab after carrying

out proper survey of the mining site, so as to avoid impacts on structures such as bridges, piers and to avoid vegetation impacts associated with down cutting due to excessive removal of sediment. In no case mining shall be carried out below the redline.

- (ii) To minimize the impacts, the mining shall be limited to the downstream end of the sand bar with a riparian buffer on both the channel and / or floodplain side.
 - (iii) The Department of Industries & Commerce and contractor shall retain the upstream 1 to 2/3 thirds of the bar and riparian vegetation while excavating from the downstream as a method to promote channel stability and protect the narrow width of the low flow channel, which is necessary for fish.
 - (iv) In-stream extraction activities shall be concentrated or localised to a few bars rather than spread out over many bars. This localisation of extraction shall minimise the area of disturbance of upstream and downstream effects.
 - (v) No washing, crushing, screening, stockpiling or plant operations should be carried out which shall have the potential to release fine sediments into the stream, which may result into change in habitat and consequently conditions harmful to local fish / fauna.
 - (vi) The mining activity in the river shall be carried out upto the discharge of 10,000 cusec except in monsoon season.
- Lt. Gen. (Retd Gen) B.S. Dhaliwal, Advisor (Tech) to Hon'ble Chief Minister, Punjab in his letter dated 10.07.2013 addressed to Principal Secretary, Irrigation, Punjab has opined that slurry method of mining of sand is though cost effective and clean, however, it has lot of drawbacks such as depth of mining of sand in the running water cannot be gauge correctly, huge pits left due to mining affect the flow of water and can cause diversion of flow resulting in floods, possible damage to structures like revetments, studs, spurs etc. thereby causing sloughing of banks. Examples of effects that have already taken place by mining through slurry method based on the reports of Drainage Department have been quoted. As per reports of Drainage Department, the depth of water at location of spur and revetment work site approximately 1 km upstream of Parchian Biharipur has increased by 5 ft, the pier foundation of Phillaur Bridge has been exposed upto 10 ft depth due to scouring and sloughing of banks/berms etc. approximately 1 km of Parchian Biharipur complex has been noticed.

In the said letter, it has been recommended that mining of sand by slurry method should be carried out only upstream of Ropar Head Works (Nangal to Ropar stretch) along the Centre Line of creek of the river Sutlej as all the sand removed by slurry method would be replenished by the sand coming in from the various 'khads/nallahs' merging with the river between this stretch. It has been further stated in the letter that effects of mining in river Beas and its tributaries i.e. chakki river, Gulpur river, MB Link creek etc. are endangering bridges, banks etc. and recommended that only conventional method of mining should be used in this portion of the river. In case of river Ravi, it has been recommended that till construction of Shahpur Kandi Dam, boulders/aggregates for the construction of Dam should be lifted from identified quarries only and after construction of Dam, material upto specified depth and reach (by design office/Geologist) should only be lifted. Only conventional method of mining should be used downstream Madhopur Head Works.

- It is brought out that all the likely impacts on environment due to mining of minor minerals were carefully examined by SEAC/SEIAA while appraising and granting amended EC for allowing instream mining. In the interest of hydro-eco system, mining of minor minerals from the main river beds was not allowed during monsoon period as most of the aquatic fauna is in the breeding stage during monsoon season and any disruption in the water currents in the river can hinder the productivity of the water body.

To minimize the adverse impacts on environment and on structures such as bridges, piers etc. and to avoid vegetation impacts associated with down cutting due to excessive removal of sediments etc., various mitigation measures and safeguards were suggested and additional conditions as mentioned above were imposed.

The Secretary to Govt. of Punjab, Department of Irrigation, Chandigarh, in reference to Director Mining Memo no. GIG/PB/1086/4188-A dated 08.04.2016 vide which permission for instream mining through slurry method in rivers was asked, has informed him that the slurry method of mining is though cost effective, however, it has lot of drawbacks too and it is only recommended in those areas where sufficient replenishment is available. In case of river Sutlej mining by slurry method may be allowed in the 60 kms stretch of Nangal to Ropar as replenishment is available in this stretch due to various khuds/nallahs joining

the river between this stretch. No mining of sand by slurry method is permitted below Ropar Headworks as the water gets regulated at this point with no major khud entering it beyond this point. It has been further stated that in case of river Beas & Ravi, the mining should be done by conventional method of mining upto groundwater level except in certain reaches where replenishment may be available by sand in flow during floods like downstream of outfall of river Ujh in river Ravi. A copy of the said letter has been received through e-mail in the office of Punjab Pollution Control Board.

The matter was considered in the 107th meeting held on 27.05.2016. After detailed deliberations, the SEIAA decided that case be referred to SEAC for examining the issue and sending recommendation accordingly.

The matter was considered in the 147th meeting of SEAC held on 30.06.2016. After detailed deliberations, the SEAC decided that the both project proponents i.e. concerned GM cum Mining Officer & Contractors in whose name environmental clearance's have been transferred, Authorized Officer from Irrigation Dept. and expert in the field namely Dr. R.K. Kakar, Prof. (Retd) Geology Department, Punjab University, Chandigarh, Kothi No. 1614, Sector 44-B, Chandigarh be also invited in the next meeting of SEAC and then recommendations be sent accordingly.

Item No. 147.09: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for development of Tourist destination at Pathankot - Dalhousie Road, around Ranjit Sagar Lake, Distt. Pathankot, Punjab by M/s Shivalik (Dhauladhar) Tourism Development Board, Punjab. (SIA/PB/NCP/11360/2016)

The SEAC observed that:-

M/s Shivalik (Dhauladhar) Tourism Development Board, Punjab, vide letter dated 30.04.2016 (received on 09.06.2016) has applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006 for development of Tourist destination at Pathankot - Dalhousie Road, around Ranjit Sagar Lake, Distt. Pathankot, Punjab. The project is covered under category B-2 Clause 8 (b) of the Schedule appended to the said notification.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. J.S. Bhatia, Chief Engineer, SDTB, Punjab.
- (ii) Smt. Nisha Rani, Environmental Consultant, M/s EQMS India Pvt Ltd., Delhi on behalf of the SDTB.

Before allowing the project proponent to present the salient features of the project, the SEAC asked the project proponent to clarify whether or not any aerial ropeway activity is to be carried out at proposed site. To this, the project proponent submitted an undertaking that no aerial ropeway activity will be carried out in the proposed tourism destination site. The same was taken on record by the SEAC.

The SEAC allowed the project proponent to present the salient features of the project. Accordingly, the environmental consultant presented the salient features of the project as under:-

- The total land area of the project is 305.61 acres in which facilities like Spa Resorts, Luxury Villas, Recreational Greens, Restaurants, Cafe, Hotel, Golf Resorts, Amusement / theme parks, School, Dispensary etc. will be provided and having total built up area as 419982.09 sqm.
- The project site is well connected through NH-I and has good access from all the three states namely Punjab, J & K and Himachal Pradesh. The project is well positioned and lies in the middle of large tourist circuit connecting destination like Dalhousie, Dharamshala, Palampur, Amritsar, Manali & Manikaran.
- The total water requirement for the project will be 3155 KLD, out of which 1296 KLD (fresh water) will be met through existing water works located on either side or Ranjit Sagar reservoir supplemented by ground water (if required) and remaining 1859 KLD will be met through recycling of treated wastewater. Also, in total water requirement of 3155 KLD, the domestic water requirement will be 2096 KLD.
- The project proponent has submitted the proposed Terms of Reference (TORs).

The SEAC observed that the project requires the forest clearance from Forest Deptt. under the provisions of Forest Conservation Act, 1980 and also requires certificate from DFO to the effect that no wildlife sanctuary falls within the 10 kms radius of boundary of the project site. To these observations of SEAC, the project proponent submitted a copy of acknowledgement and set of application filed with the Forest Deptt for obtaining forest clearance. The project proponent also submitted a copy of letter no. 326 dated 23.05.2016 issued by DFO, Pathankot wherein it has been mentioned that no wildlife sanctuary falls within the 10 kms radius of boundary of the project site.

The SEAC further observed that the project proponent has not enlisted the activities and their environmental impacts pocket wise as the project has been divided into four pockets namely pocket A, B, C & D. Accordingly, the TOR have to be proposed pocket wise. To this observation of SEAC, the project proponent submitted the TOR pocket wise which are as under:-

POCKET A

Pocket A comprises of total area of 112.98 acres and covers villages Phangota-Athrwan, Chibbar and Phangota-Dayal. Activities proposed in this pocket are eco-tourism resort, camping site and amusement park. Elevation of site varies from 530-560 m amsl.

Activity	Anticipated Impact	Proposed Terms of Reference
Construction/Development Phase		
Transfer of Land	Change in land use	<ul style="list-style-type: none"> • To obtain Change in Land Use NOC from concerned Department, if applicable. • The project planning should be such that project site should blend with surrounding by provision of adequate green buffers around consisting of native species

		<ul style="list-style-type: none"> • Status of remaining Shamlat (common) land from which land is acquired should be submitted
Tree Cutting and vegetation removal	<p>Loss of flora and fauna and habitat of avifauna</p> <p>Reduction in carbon sequestration capacity of the area/carbon sinks</p>	<ul style="list-style-type: none"> • To conduct bio-diversity study of the area to identify the tree species, faunal species and avifaunal species within the site and 10 km impact zone • To obtain permission from forest department prior tree cutting • To carry out development in accordance to the conditions mentioned in Forest NOC • To carry out compensatory afforestation in accordance to state forest policy • To prepare green belt management plan for the project
Site leveling to achieve finished level	<p>Change in topography & drainage</p> <p>Generation of excess muck</p>	<ul style="list-style-type: none"> • Provision of adequate drainage network at the site both during construction and operation phase to ensure no water logging occurs in site and in surrounding areas • Muck management plan to be prepared. No unauthorized muck disposal

		<p>should be carried out</p> <ul style="list-style-type: none"> • Top soil management plan should be prepared
Increase in Traffic for transportation of construction material	Existing Road Traffic & Increased Accident Risks	<ul style="list-style-type: none"> • Traffic Management Plan should be prepared should be prepared for construction phase
<ul style="list-style-type: none"> • Construction Activities • Operation of DG sets in case of power failure • Generation of contaminated Run-off from construction site 	Air quality degradation, surface water quality degradation, increased noise levels, soil quality degradation	<ul style="list-style-type: none"> • To carry out baseline monitoring study to assess the present condition of air quality, noise levels, soil quality, ground and surface water quality of the area (Already conducted in March-May, 2016). Land use profile of 10 km radius area should also be studied • Development should be carried out only in area above HFI levels as obtained from irrigation department • Air Quality, Water Quality, Soil Quality and Noise level management plans should be prepared for construction phase • Storm water management plan should be prepared for construction phase.
Establishment of Labour camps	Impact on surrounding areas	<ul style="list-style-type: none"> • Construction labour camp establishment and closure

	including residing population and sensitive locations like schools, temples and hospitals	management plan should be prepared <ul style="list-style-type: none"> Plan should include the sanitation, hygiene, basic facilities for workers and closure of the site
Construction Waste generation	Land and Water Environment	<ul style="list-style-type: none"> Construction waste management plan should be prepared
Municipal Waste Generation from labour camp and construction site	Land and Water Environment	<ul style="list-style-type: none"> Municipal waste management plan should be prepared
Increased Noise level due to cutting, leveling and construction activities	Surrounding communities	<ul style="list-style-type: none"> Assessment of distance of nearest habitations and sensitive area from the project site to be undertaken Construction noise management plan should be prepared
Generation of Sewerage from labour camps and construction site	Land and Water Environment	<ul style="list-style-type: none"> Sewage and waste water management plan should be prepared for construction phase
Operation Phase		
Project activities impacting water quality	Water Quality of Ranjit Sagar Lake, aquatic life in the lake	<ul style="list-style-type: none"> Permission should be taken from concerned departments for usage of water body for

<ul style="list-style-type: none"> • Passenger ferry service • Boating (non-diesel) • Speed boating (non-diesel) • Water ski 		<p>project activities</p> <ul style="list-style-type: none"> • Nos. of person in the lake at particular time should be managed as per the applicable norms • General Health and the safety plan should be prepared for water sports
Withdrawal of water for consumption and other usage within the site	Water Resources of the area and existing population	<ul style="list-style-type: none"> • Permission should be taken from concerned department for withdrawal of water • Plan for water conservation and use minimization should be prepared
Sewage Generation	Water Quality of Ranjit Sagar Lake, aquatic life in the lake and land environment	<ul style="list-style-type: none"> • Management plan for sewage to achieve zero discharge should be prepared
Increased Run-off	Water Quality of Ranjit Sagar Lake, aquatic life in the lake and water logging and ponding in nearby areas	<ul style="list-style-type: none"> • Storm water management and harvesting plan should be prepared
Green Area Development	Improved ecology, flora, fauna and habitat of avifauna	<ul style="list-style-type: none"> • Green Belt management plan including development, aftercare and monitoring should be prepared
Increased air	Air quality	<ul style="list-style-type: none"> • Air Quality Management Plan

emissions due to emission from DG sets and increased vehicular traffic	degradation Increased traffic volume Increased Traffic Risk, Increased Noise Level	<ul style="list-style-type: none"> Noise level management plan Traffic Management Plan
Chances of emergencies like electrical fire, earthquakes, flood etc	Disruption of services at site and nearby affected area	<ul style="list-style-type: none"> Disaster management plan should be prepared
Improvement of roads connecting the site (road to airport and other roads)	Betterment of connectivity	<ul style="list-style-type: none"> Details of such improvement should be mentioned
Development of recreational and tourism area	Improved aesthetic and development of area Generation of employment for people Improvement in state economy	<ul style="list-style-type: none"> Project benefits should be highlighted in the report

POCKET B

Pocket B comprises of total area of 102.42 acres and covers village Thara Uparala (existing dam colony and adjoining area). Activities proposed in this pocket are eco-tourism hotel, school, villas, parks, parking area, staff housing and convention centre. Elevation of site varies from 591-640 m amsl.

Activity	Anticipated Impact	Proposed Terms of Reference
Construction/Development Phase		
Transfer of Land	Change in land use	<ul style="list-style-type: none"> To obtain Change in Land

		<p>Use NOC from concerned Department, if applicable.</p> <ul style="list-style-type: none"> • The project planning should be such that project site should blend with surrounding by provision of adequate green buffers around consisting of native species • Status of remaining Shamlat (common) land from which land is acquired should be submitted
Demolition of Existing Dam Colony Infrastructure	Generation of demolition waste	<ul style="list-style-type: none"> • Demolition waste quantification and management plan should be prepared
Relocation of Dam Colony Population and Facility	Population Residing in Dam Colony (No impact as shifting the dam colony was already under plan of Ranjit Sagar Dam and location for relocation is already identified)	<ul style="list-style-type: none"> • Details of relocation of dam colony population and facility should be provided
Tree Cutting and vegetation removal	Loss of flora and fauna and habitat of avifauna Reduction in carbon sequestration capacity of the	<ul style="list-style-type: none"> • To conduct bio-diversity study of the area to identify the tree species, faunal species and avifaunal species within the site and 10 km impact zone

	area/carbon sinks	<ul style="list-style-type: none"> • To obtain permission from forest department prior tree cutting • To carry out development in accordance to the conditions mentioned in Forest NOC • To carry out compensatory afforestation in accordance to state forest policy • To prepare green belt management plan for the project
Site leveling to achieve finished level	Change in topography & drainage Generation of excess muck	<ul style="list-style-type: none"> • Provision of adequate drainage network at the site both during construction and operation phase to ensure no water logging occurs in site and in surrounding areas • Muck management plan to be prepared. No unauthorized muck disposal should be carried out • Top soil management plan should be prepared
Increase in Traffic for transportation of construction material	Existing Road Traffic & Increased Accident Risks	<ul style="list-style-type: none"> • Traffic Management Plan should be prepared should be prepared for construction phase
<ul style="list-style-type: none"> • Construction Activities • Operation of 	Air quality degradation, surface water quality	<ul style="list-style-type: none"> • To carry out baseline monitoring study to assess the present condition of air

<p>DG sets in case of power failure</p> <ul style="list-style-type: none"> • Generation of contaminated Run-off from construction site 	<p>degradation, increased noise levels, soil quality degradation</p>	<p>quality, noise levels, soil quality, ground and surface water quality of the area (Already conducted in March-May, 2016). Land use profile of 10 km radius area should also be studied</p> <ul style="list-style-type: none"> • Development should be carried out only in area above HFI levels as obtained from irrigation department • Air Quality, Water Quality, Soil Quality and Noise level management plans should be prepared for construction phase • Storm water management plan should be prepared for construction phase.
<p>Establishment of Labour camps</p>	<p>Impact on surrounding areas including residing population and sensitive locations like schools, temples and hospitals</p>	<ul style="list-style-type: none"> • Construction labour camp establishment and closure management plan should be prepared • Plan should include the sanitation, hygiene, basic facilities for workers and closure of the site
<p>Construction Waste generation</p>	<p>Land and Water Environment</p>	<ul style="list-style-type: none"> • Construction waste management plan should be prepared

Municipal Waste Generation from labour camp and construction site	Land and Water Environment	<ul style="list-style-type: none"> Municipal waste management plan should be prepared
Increased Noise level due to cutting, leveling and construction activities	Surrounding communities	<ul style="list-style-type: none"> Assessment of distance of nearest habitations and sensitive area from the project site to be undertaken A social profile of 10 km area should be collected so as to understand the social profile of the area Construction noise management plan should be prepared
Generation of Sewerage from labour camps and construction site	Land and Water Environment	<ul style="list-style-type: none"> Sewage and waste water management plan should be prepared for construction phase
Operation Phase		
Project activities impacting water quality <ul style="list-style-type: none"> Passenger ferry service Boating (non-diesel) Speed boating (non-diesel) 	Water Quality of Ranjit Sagar Lake, aquatic life in the lake	<ul style="list-style-type: none"> Permission should be taken from concerned departments for usage of water body for project activities Nos. of person in the lake at particular time should be managed as per the applicable norms General Health and the

<ul style="list-style-type: none"> Water ski 		<p>safety plan should be prepared for water sports</p>
<p>Withdrawal of water for consumption and other usage within the site</p>	<p>Water Resources of the area and existing population</p>	<ul style="list-style-type: none"> Permission should be taken from concerned department for withdrawal of water Plan for water conservation and use minimization should be prepared
<p>Sewage Generation</p>	<p>Water Quality of Ranjit Sagar Lake, aquatic life in the lake and land environment</p>	<ul style="list-style-type: none"> Management plan for sewage to achieve zero discharge should be prepared
<p>Increased Run-off</p>	<p>Water Quality of Ranjit Sagar Lake, aquatic life in the lake and water logging and ponding in nearby areas</p>	<ul style="list-style-type: none"> Storm water management and harvesting plan should be prepared
<p>Green Area Development</p>	<p>Improved ecology, flora, fauna and habitat of avifauna</p>	<ul style="list-style-type: none"> Green Belt management plan including development, aftercare and monitoring should be prepared
<p>Increased air emissions due to emission from DG sets and increased vehicular traffic</p>	<p>Air quality degradation Increased traffic volume Increased Traffic Risk, Increased Noise Level</p>	<ul style="list-style-type: none"> Air Quality Management Plan Noise level management plan Traffic Management Plan

Chances of emergencies like electrical fire, earthquakes, flood etc	Disruption of services at site and nearby affected area	<ul style="list-style-type: none"> • Disaster management plan should be prepared
Generation of waste	Soil quality, aesthetics, health, water quality	<ul style="list-style-type: none"> • Waste management plan should be prepared • Waste quantification should be carried out • Premises should be plastic and disposable free strictly
Improvement of roads connecting the site (road to airport and other roads)	Betterment of connectivity	<ul style="list-style-type: none"> • Details of such improvement should be mentioned
Development of recreational and tourism area	Improved aesthetic and development of area Generation of employment for people Improvement in state economy	<ul style="list-style-type: none"> • Project benefits should be highlighted in the report
Development of school and support facilities like ATMs, banks, post-office etc.	Creation of facilities for population at site and nearby population	<ul style="list-style-type: none"> • Project benefits should be highlighted in the report

POCKET C

Pocket C comprises of total area of 52.26 acres and covers village Musharba and Naloh Palangi. Activities proposed in this pocket are exclusive villas, parking and golf resorts. Elevation of site varies from 531-540 m amsl.

Activity	Anticipated Impact	Proposed Terms of Reference
Construction/Development Phase		
Transfer of Land	Change in land use	<ul style="list-style-type: none"> • To obtain Change in Land Use NOC from concerned Department, if applicable. • The project planning should be such that project site should blend with surrounding by provision of adequate green buffers around consisting of native species • Status of remaining Shamlat (common) land from which land is acquired should be submitted
Tree Cutting and vegetation removal	Loss of flora and fauna and habitat of avifauna Reduction in carbon sequestration capacity of the area/carbon sinks	<ul style="list-style-type: none"> • To conduct bio-diversity study of the area to identify the tree species, faunal species and avifaunal species within the site and 10 km impact zone • To obtain permission from forest department prior tree cutting • To carry out development in accordance to the conditions mentioned in Forest NOC • To carry out compensatory afforestation in accordance to state forest policy

		<ul style="list-style-type: none"> To prepare green belt management plan for the project
Site leveling to achieve finished level	Change in topography & drainage Generation of excess muck	<ul style="list-style-type: none"> Provision of adequate drainage network at the site both during construction and operation phase to ensure no water logging occurs in site and in surrounding areas Muck management plan to be prepared. No unauthorized muck disposal should be carried out Top soil management plan should be prepared
Increase in Traffic for transportation of construction material	Existing Road Traffic & Increased Accident Risks	<ul style="list-style-type: none"> Traffic Management Plan should be prepared should be prepared for construction phase
<ul style="list-style-type: none"> Construction Activities Operation of DG sets in case of power failure Generation of contaminated Run-off from construction site 	Air quality degradation, surface water quality degradation, increased noise levels, soil quality degradation	<ul style="list-style-type: none"> To carry out baseline monitoring study to assess the present condition of air quality, noise levels, soil quality, ground and surface water quality of the area (Already conducted in March-May, 2016). Land use profile of 10 km radius area should also be studied Development should be carried out only in area

		<p>above HFI levels as obtained from irrigation department</p> <ul style="list-style-type: none"> • Air Quality, Water Quality, Soil Quality and Noise level management plans should be prepared for construction phase • Storm water management plan should be prepared for construction phase.
Establishment of Labour camps	Impact on surrounding areas including residing population and sensitive locations like schools, temples and hospitals	<ul style="list-style-type: none"> • Construction labour camp establishment and closure management plan should be prepared • Plan should include the sanitation, hygiene, basic facilities for workers and closure of the site
Construction Waste generation	Land and Water Environment	<ul style="list-style-type: none"> • Construction waste management plan should be prepared
Municipal Waste Generation from labour camp and construction site	Land and Water Environment	<ul style="list-style-type: none"> • Municipal waste management plan should be prepared
Increased Noise level due to cutting, leveling and construction activities	Surrounding communities	<ul style="list-style-type: none"> • Assessment of distance of nearest habitations and sensitive area from the project site to be undertaken • A social profile of 10 km area

		<p>should be collected so as to understand the social profile of the area</p> <ul style="list-style-type: none"> • Construction noise management plan should be prepared
Generation of Sewerage from labour camps and construction site	Land and Water Environment	<ul style="list-style-type: none"> • Sewage and waste water management plan should be prepared for construction phase
Operation Phase		
Withdrawal of water for consumption and other usage within the site	Water Resources of the area and existing population	<ul style="list-style-type: none"> • Permission should be taken from concerned department for withdrawal of water • Plan for water conservation and use minimization should be prepared
Sewage Generation	Water Quality of Ranjit Sagar Lake, aquatic life in the lake and land environment	<ul style="list-style-type: none"> • Management plan for sewage to achieve zero discharge should be prepared
Increased Run-off	Water Quality of Ranjit Sagar Lake, aquatic life in the lake and water logging and ponding in nearby areas	<ul style="list-style-type: none"> • Storm water management and harvesting plan should be prepared
Green Area Development	Improved ecology, flora, fauna and habitat of avifauna	<ul style="list-style-type: none"> • Green Belt management plan including development, aftercare and monitoring

		should be prepared
Increased air emissions due to emission from DG sets and increased vehicular traffic	Air quality degradation Increased traffic volume Increased Traffic Risk, Increased Noise Level	<ul style="list-style-type: none"> • Air Quality Management Plan • Noise level management plan • Traffic Management Plan
Chances of emergencies like electrical fire, earthquakes, flood etc	Disruption of services at site and nearby affected area	<ul style="list-style-type: none"> • Disaster management plan should be prepared
Generation of waste	Soil quality, aesthetics, health, water quality	<ul style="list-style-type: none"> • Waste management plan should be prepared • Waste quantification should be carried out • Premises should be plastic and disposable free strictly
Improvement of roads connecting the site (road to airport and other roads)	Betterment of connectivity	<ul style="list-style-type: none"> • Details of such improvement should be mentioned
Development of recreational and tourism area	Improved aesthetic and development of area Generation of employment for people Improvement in state economy	<ul style="list-style-type: none"> • Project benefits should be highlighted in the report

POCKET D

Pocket D comprises of total area of 20.4 cres and covers village Kulara, Faugli-Kulara and Naloh Jatoli. Activities proposed in this pocket are Spa Resorts and Staff Housing. Elevation of site varies from 531-540 m amsl.

Activity	Anticipated Impact	Proposed Terms of Reference
Construction/Development Phase		
Transfer of Land	Change in land use	<ul style="list-style-type: none"> • To obtain Change in Land Use NOC from concerned Department, if applicable. • The project planning should be such that project site should blend with surrounding by provision of adequate green buffers around consisting of native species • Status of remaining Shamlat (common) land from which land is acquired should be submitted
Tree Cutting and vegetation removal	Loss of flora and fauna and habitat of avifauna Reduction in carbon sequestration capacity of the area/carbon sinks	<ul style="list-style-type: none"> • To conduct bio-diversity study of the area to identify the tree species, faunal species and avifaunal species within the site and 10 km impact zone • To obtain permission from forest department prior tree cutting • To carry out development in accordance to the conditions

		<p>mentioned in Forest NOC</p> <ul style="list-style-type: none"> • To carry out compensatory afforestation in accordance to state forest policy • To prepare green belt management plan for the project
Site leveling to achieve finished level	Change in topography & drainage Generation of excess muck	<ul style="list-style-type: none"> • Provision of adequate drainage network at the site both during construction and operation phase to ensure no water logging occurs in site and in surrounding areas • Muck management plan to be prepared. No unauthorized muck disposal should be carried out • Top soil management plan should be prepared
Increase in Traffic for transportation of construction material	Existing Road Traffic & Increased Accident Risks	<ul style="list-style-type: none"> • Traffic Management Plan should be prepared should be prepared for construction phase
<ul style="list-style-type: none"> • Construction Activities • Operation of DG sets in case of power failure • Generation of contaminated Run-off from 	Air quality degradation, surface water quality degradation, increased noise levels, soil quality degradation	<ul style="list-style-type: none"> • To carry out baseline monitoring study to assess the present condition of air quality, noise levels, soil quality, ground and surface water quality of the area (Already conducted in March-May, 2016). Land use profile

construction site		<p>of 10 km radius area should also be studied</p> <ul style="list-style-type: none"> • Development should be carried out only in area above HFI levels as obtained from irrigation department • Air Quality, Water Quality, Soil Quality and Noise level management plans should be prepared for construction phase • Storm water management plan should be prepared for construction phase.
Establishment of Labour camps	Impact on surrounding areas including residing population and sensitive locations like schools, temples and hospitals	<ul style="list-style-type: none"> • Construction labour camp establishment and closure management plan should be prepared • Plan should include the sanitation, hygiene, basic facilities for workers and closure of the site
Construction Waste generation	Land and Water Environment	<ul style="list-style-type: none"> • Construction waste management plan should be prepared
Municipal Waste Generation from labour camp and construction site	Land and Water Environment	<ul style="list-style-type: none"> • Municipal waste management plan should be prepared
Increased Noise level	Surrounding	<ul style="list-style-type: none"> • Assessment of distance of

due to cutting, leveling and construction activities	communities	<p>nearest habitations and sensitive area from the project site to be undertaken</p> <ul style="list-style-type: none"> • Construction noise management plan should be prepared
Generation of Sewerage from labour camps and construction site	Land and Water Environment	<ul style="list-style-type: none"> • Sewage and waste water management plan should be prepared for construction phase
Operation Phase		
<p>Project activities impacting water quality</p> <ul style="list-style-type: none"> • Passenger ferry service • Boating (non-diesel) • Speed boating (non-diesel) • Water ski 	Water Quality of Ranjit Sagar Lake, aquatic life in the lake	<ul style="list-style-type: none"> • Permission should be taken from concerned departments for usage of water body for project activities • Nos. of person in the lake at particular time should be managed as per the applicable norms • General Health and the safety plan should be prepared for water sports
Withdrawal of water for consumption and other usage within the site	Water Resources of the area and existing population	<ul style="list-style-type: none"> • Permission should be taken from concerned department for withdrawal of water • Plan for water conservation and use minimization should

		be prepared
Sewage Generation	Water Quality of Ranjit Sagar Lake, aquatic life in the lake and land environment	<ul style="list-style-type: none"> • Management plan for sewage to achieve zero discharge should be prepared
Increased Run-off	Water Quality of Ranjit Sagar Lake, aquatic life in the lake and water logging and ponding in nearby areas	<ul style="list-style-type: none"> • Storm water management and harvesting plan should be prepared
Green Area Development	Improved ecology, flora, fauna and habitat of avifauna	<ul style="list-style-type: none"> • Green Belt management plan including development, aftercare and monitoring should be prepared
Increased air emissions due to emission from DG sets and increased vehicular traffic	<p>Air quality degradation</p> <p>Increased traffic volume</p> <p>Increased Traffic Risk, Increased Noise Level</p>	<ul style="list-style-type: none"> • Air Quality Management Plan • Noise level management plan • Traffic Management Plan
Chances of emergencies like electrical fire, earthquakes, flood etc	Disruption of services at site and nearby affected area	<ul style="list-style-type: none"> • Disaster management plan should be prepared
Improvement of roads connecting the site (road to airport and other roads)	Betterment of connectivity	<ul style="list-style-type: none"> • Details of such improvement should be mentioned
Development of	Improved aesthetic	<ul style="list-style-type: none"> • Project benefits should be

recreational tourism area	and	and development of area Generation of employment for people Improvement in state economy	highlighted in the report
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The proposed terms of reference pocket wise were seen and taken on record by the SEAC.

Thereafter, the project proponent told the SEAC that due to deferment in project planning process of Tourism destination at Pathankot and on the basis of knowledge that the baseline monitoring could not be conducted during monsoon season, the consultants hired by us started the baseline monitoring study of 3 months in line with the standard TOR for Area Development Projects from March 2016 to May 2016 in anticipation of acceptance of the same by the SEAC, Punjab for this project of State importance. Therefore we request the SEAC to consider the three months baseline monitoring study (March-May, 2016) for the EIA report submission purpose as the baseline data analysis and EIA report generation is under process & will be submitted to SEAC by first week of July.

The SEAC observed that the project proponent has submitted the application on 5th May, 2016 and as per circular dated 10.04.2015 issued by MoEF, New Delhi, the project proponent can carry out baseline monitoring study only after submission of an application for TOR. Thus, the project proponent cannot be allowed to generate EIA report on the basis of monitoring done from March 2016 upto 4th May, 2016 as it is prior to submission of an application. The SEAC decided that the project proponent has to carry out additional baseline monitoring study from 15.09.2016 to 15.10.2016 and in that study, number of monitoring stations are required to be increased. Further, historical data of one full year as per availability has to be taken by the project proponent and biodiversity details of the area & endemic studies are also required to be submitted. To this, the project proponent agreed and requested to issue terms of reference.

After deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the SEAC decided to recommend to SEIAA to issue the following "Terms of Reference" to the project proponent for Environmental Impact Assessment Study of the proposed project:-

A. Construction stage

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and requires an Environmental Impact Assessment Study for the entire site area.
2. Examine and submit the details of the environmental impacts due to change of land use and land cover including aspects such as hydrological characteristics, imperviousness of land and drainage pattern being altered.
3. Examine and submit the details of the environmental impacts at the stage of construction of boundaries & fencing including its impact on the pattern of natural drainage and flooding pattern and barriers being constructed for restricting wildlife movement into project area.
4. Examine and submit the details of trees required to be cut for the project, including the type, girth size etc. Necessary permission from competent authority shall be obtained for tree cutting. Compensatory tree plantation shall be carried out and cost provision should be made for regular maintenance. Details to be submitted.
5. Examine and submit the likely impact due to influx of people and associated developments.
6. Examine and submit baseline data and description of existing situation of the land at the proposed project site including description of terrain, hill slopes, inland topography, slope and elevation, rock types, regional tectonic setting (reported fractures/ faulting/folding, warping), and history of any volcanic activity, seismicity and associated hazards.
7. Examine and submit the details of anticipated impact during construction stage and operation stage w.r.t. landslides, surface drainage etc., should be predicted. The existing surrounding features up to 1 km and impact on them should be addressed separately.
8. Examine and submit the details of the environmental impacts due to leveling and landscaping including aspects such as excavation & filling of soil, clearing of vegetation, change of topography, development of plantation, green belt, lawns & parks and development of impervious areas.
9. Examine and submit the details of the environmental impacts due to excavation, transportation and filling of earth including aspects such as excavation, filling, sourcing, transportation and disposal of soil.
10. Examine and submit the details of the construction material to be used at the construction stage including aspects such as quarries and transportation, stone crushing and screening, mining & transportation of sand, soil excavation, transportation and filling.
11. Examine and submit the impacts being caused due to transportation of construction materials and men such as increase in traffic and load on public transportation facility, destruction and damage of transportation infrastructure, increase of risk due to road accident, pollution caused due to dust and tail pipe emissions and consumption of fuel by transport vehicles.

12. Examine and submit the details of the temporary housing and amenities to be created and used by the work force including aspects such as water supply, electrical energy and fuel supply.
13. Examine and submit the details of the environmental impacts at the stage of creation of roads, transportation facility and other physical infrastructure including aspects such as use of construction materials, excavation and /or filling of soil, generation of construction waste, creation of impervious surfaces, noise & suspended dust pollution and accidental risk.
14. Examine and submit the details of the noise pollution, air pollution, consumption of fuel and generation of scrap being caused due to operation and maintenance of construction machinery and equipment.
15. Examine and submit the details of the source and supply of water for construction activity.
16. Examine and submit the details of the source and quantity of power for construction activity.
17. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gas, engine & coolant oil and batteries being discarded due to captive and emergency power generation.
18. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
19. Examine and submit the details of the environmental impacts at the stage of development of residential buildings, commercial, institutional and industrial infrastructure including aspects such as construction materials to be used, earth work (excavation and/or soil filling), generation of construction waste, lighting, HVAC units, waste generation from packaging, residual paints and chemicals and their cans, Generation of wooden, glass, metal and other scrap materials, plumbing and sanitary waste generation, creation of impervious surfaces, noise pollution, suspended dust pollution and risk of accidents.
20. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings ad pumps, water pumping stations, earth work and water treatment plant.
21. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings ad pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
22. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
23. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.

B. Operation stage

1. Examine and submit the details of the environmental impacts due to the residential, commercial, institutional, industrial, recreational, social, cultural & religious activities to be carried out.
2. Examine and submit the details of the environmental impacts due to the facilities to be provided such as water supply, electrical power supply, fuel supply & consumption including LPG, transportation and communication.

3. Examine and submit the details of the environmental impacts due to the coming up of the activities such as urban agriculture and animal husbandry.
4. Examine and submit the details of the environmental impacts due to the sewerage & sewage treatment and its disposal systems and storm water & its drainage system.
5. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.
6. Submit the details of the management & handling of municipal solid waste, e-waste, hazardous waste, scrap, estate management, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
7. Submit the details of the socio economic impact due to the employment to be generated from the household activities.

C. General

1. Other details as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi, should also be attended.
2. The project proponent may use baseline data of monitoring carried out after submission of environmental clearance application i.e. 5 th May, 2016 for preparation of EIA study report.
3. The project proponent may also use data of monitoring carried out during Mar 2016 to 4th May 2016 as secondary data.
4. The project proponent shall carry out additional baseline monitoring study from 15.09.2016 to 15.10.2016 and in that study, number of monitoring stations are required to be increased. Further, historical data of one full year as per availability has to be taken by the project proponent and biodiversity details of the area & endemic studies are also required to be submitted.
5. Environmental aspects identified under some of the project activities may not be comprehensive and some of the significant aspects under some of the activities of the project in question might not have been identified. All such environmental aspects may be added to the list.
6. Some of the activities with their associated environmental aspects of the project in question might be of significant magnitude and not included in the list project activities. All such activities may be added to the list of project activities.
7. The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix (copy attached) and carryout significance analysis for identifying the significant environmental aspects. Scale, sensitivity and duration of impacts; type, size and frequency of environmental aspects; applicable legal requirements; and concerns of interested parties and local public may be used as the basis for the significance analysis of the environmental aspects.
8. In the EIA study each of the environmental aspects listed in the TOR should be quantified, their positive and negative impacts on different areas of impacts should

be identified and assessed and the results of such assessment should be reported in the EIA report.

9. In the Environment Management Plan, management of each of the significant environmental aspects (with identified and assessed significant environmental impacts) for mitigating the impacts should be objectively stated.
10. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
11. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
12. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
13. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
14. Does the Environment policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
15. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions. Details of this system may be given.
16. Does the company have a system of reporting of non compliances / violations of environmental norms to the Board of Directors of the Company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.
17. Delineate the concrete proposal regarding activities to be undertaken under Corporate Social Responsibility programme, which should be long lasting in nature and should be as per the needs of a particular Village/area/ local habitats/ stakeholders to be adopted by the promoter company, which can be done by involving a person having knowledge and experience of socio-economic activities.

A detailed draft EIA/EMP report should be prepared as per the above TOR's and shall be submitted to the SEAC as per the provisions of the EIA Notification dated 14.9.2006. The aforesaid 'Terms of Reference' will be valid for a period of three years from its issuance.

Item no.147.10: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of existing Punjab Institute of Medical Science" Project at Garha Road, Jalandhar, Punjab by M/s PIMS Medical and Education Charitable Society. (SIA/PB/NCP/9253/2016)

The SEAC observed that:-

M/s PIMS Medical and Education Charitable Society have applied for obtaining the Environmental Clearance under EIA notification dated 14.09.2006

for expansion of existing Punjab Institute of Medical Science" Project at Garha Road, Jalandhar, Punjab. The project is covered under category 8 (b) of the Schedule appended to the said notification.

Thereafter, Environmental Engineer Regional Office, Punjab Pollution Control Board, Jalandhar vide e-mail dated 04.03.2016 was requested to visit the project site and submit report regarding latest construction status.

Environmental Engineer, Regional office, Jalandhar vide email dated 09.03.2016 has intimated that the site was visited by AEE of his office on 09.03.2016 and observed that no new construction activity is going on at the site for the expansion project.

The case was placed in the agenda of the 142nd meeting of SEAC held on 11.03.2016, but no one from the project proponent attended the said meeting.

After deliberation, the SEAC decided to defer the case in light of Office Memorandum dated 25.02.2010 of MoEF, Govt. of India and ask the project proponent to attend the next meeting as and when called for.

The case was considered by the SEAC in its 143rd meeting held on 30.03.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Chetan Sharma, DGM of the promoter company.
- (ii) Sh. Sunil Dixit of M/s JM EnviroNet, Pvt. Ltd. Environmental Consultant of the promoter company.
- (iii) Dr. R.L. Meena, of M/s JM EnviroNet, Pvt. Ltd. ,EIA Coordinator of the promoter company

The SEAC observed that the project proponent has not submitted any documentary proof to the effect that existing building of the project is not in violation of EIA notification, 1994 as amended in year 2004 and/or EIA notification of 2006.

After discussion, SEAC decided to defer the case till the project proponent submits the reply to the aforesaid observations.

Thereafter, the Project Proponent vide letter dated 12.04.2016 submitted the reply to the aforesaid observation, which was annexed as Annexure of the agenda.

The case was considered by the SEAC in its 145th meeting held on 11.05.2016, but no one on behalf of the project proponent attended the said meeting.

The SEAC observed that the project proponent has made request through email dated 11.05.2016 to postpone the TOR presentation for next meeting of SEAC as he is not able to come in the present meeting due to unavailability.

As such, in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the SEAC decided to defer the case and ask the project proponent to attend the next meeting as and when called for.

The case was placed in the agenda of the 146th meeting of SEAC held on 30.05.2016 but no one from the project proponent side attended the meeting.

As such, in light of Office Memorandum dated 25.02.2010 of the Ministry of Environment & Forests, Govt. of India, the SEAC decided to defer the case and ask the project proponent to attend the next meeting as and when called for.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of project proponent:

- (i) Sh. Amit Singh, GM, Corporate Affairs of the promoter company.
- (ii) Sh. Chetan Sharma, DGM of the promoter company.
- (iii) Sh. Sunil Dixit of M/s JM EnviroNet, Pvt. Ltd. Environmental Consultant of the promoter company.

The project proponent submitted the three documentary proofs to prove that existing building of the project is not in violation of EIA notification, 1994 as amended in year 2004 which are as under:-

- a. Photograph of foundation stone for construction of PIMS laid by Late Shri. Sradar Beant Singh (Ex Chief Minister, Punjab) on 26.01.1994. Another photograph of foundation stone laid by Sh. Parkash Singh

Badal, Chief Minister, Punjab on event of start of construction of PIMS on 04.11.2001, after that the construction of the project was started on 04.11.2001.

- b. Copy of the contract that was done with M/s Larsan & Toubro, New Delhi on 10.10.2001 for construction of building of PIMS.
- c. Copy of the letter no. 9368/ CTP(Pb/SJ-3) dated 11.12.2009 issued by CTP, Punjab wherein it has been mentioned that the site of PIMS located on Garha Road, Jalandhar has already existing building which was completed during the year 2004.

The aforesaid documentary evidence was taken on record by the SEAC. Thereafter, the SEAC allowed the project proponent to present the salient features of the project. The Environmental Consultant of the promoter company presented the features of the case as under:-

- The total land area of the project is 56.17 acre (2,27,310.44 sqm) and after expansion, there is no change in the land area of the project.
- The total cost of the project is 456 Crores.
- The total built up area of the project will be increased from 90,565.33 sqm to 2,38,713.33 sqm. After expansion, increase in the built up area is 1,48,148 sqm.
- The total water requirement for the project will be 1565 KL/day, out of which 723 KL/day will be met through MC supply & existing borewells and remaining 842 KL/day will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 935 KL/day, which will be treated in a STP (940 KLD) to be installed within the project premises. The project proponent has proposed to use 437 KL/day of treated wastewater for flushing purpose, 100 KL/day will be used for HVAC and 305 KL/day will be discharged into public sewer
- After expansion, the project proponent has proposed to develop green area of 43,000.49 sq.mt
- After expansion, the total load of electricity required for project will be 14,400 KW which will be taken from the PSPCL. The total installed capacity of the DG

sets will be 9,462.5 KVA[(1500 KVA x 2nos.)+(1000 KVA x 6nos.)+(380 KVA x 1no.)+(82.5 KVA x 1no.)]. Thus, it has proposed to install additional DG sets of capacity of 6,462.5 KVA [(1500 KVA x2nos.)+ (1000 KVA x3nos.)+ (380 KVA x1no.)+ (82.5 KVA x1no.)] for stand-by arrangement.

- The total quantity of solid waste generation from the project will be 3,060 kg/day, which will be disposed through JITF Urban Waste Management (Jalandhar Ltd.). Solid waste will be collected from designated locations and segregated into inorganic and organic wastes.
- The total quantity of Biomedical Waste will be 80 kg/day (Approx.) of during the operation phase of the project which shall be sold to authorized vendors for its safe disposal, as per Biomedical wastes (handling & Management) rule 1998. The project proponent submitted that MoU for bio-medical waste for existing hospital has already been made for safe disposal. During operation phase, 935 KLD of waste water (Liquid Effluent) will be generated form entire project and will be treated in the Sewage Treatment Plant (STP) having capacity of 940 KLD up to tertiary level.
- The e-waste generated will be stored in an isolated room and will be sold to the manufacturers/ authorized vendors.
- No hazardous wastes will be produced from project activities except some Spent Oil (Category 5.1) generated from D.G. sets and it will be sold to recyclers authorized by State Pollution Control Board.
- After expansion, the total rainwater harvesting pits for the project will be 1 water body @ 6 tube + 19 Nos. of RWH Pits @ 2 tubes for each pit. Thus, it has proposed to install the additional rainwater harvesting pits of 19 Nos. of RWH Pits @ 2 tubes for each pit.
- The proponent has submitted the "Terms of Reference".

The SEAC observed that the project proponent has not incorporated the existing status of compliance w.r.t water, air noise etc. The project proponent has also not incorporated the EMP details of existing and future proposals, wet weather flow in waste water generation during the monsoon season in proposed

TOR. To this observation, the project proponent replied that all these points will be kept in mind while carrying out EIA study and will be submitted in EIA report.

He requested that standard ToRs prescribed by Ministry of Environment, Forests & Climate Change for such type of projects may be considered as draft ToRs proposed by them.

After deliberations on the proposed Terms of Reference (TOR) suggested by the project proponent, the SEAC decided to recommend to SEIAA to issue the following "Terms of Reference" to the project proponent for Environmental Impact Assessment Study of the proposed project:-

A. Construction stage

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and requires an Environmental Impact Assessment Study for the entire site area.
2. Examine and submit the details of the environmental impacts due to change of land use and land cover including aspects such as hydrological characteristics, imperviousness of land and drainage pattern being altered.
3. Examine and submit the details of the environmental impacts at the stage of construction of boundaries & fencing including its impact on the pattern of natural drainage and flooding pattern and barriers being constructed for restricting wildlife movement into project area.
4. Examine and submit the details of the environmental impacts due to leveling and landscaping including aspects such as excavation & filling of soil, clearing of vegetation, change of topography, development of plantation, green belt, lawns & parks and development of impervious areas.
5. Examine and submit the details of the environmental impacts due to excavation, transportation and filling of earth including aspects such as excavation, filling, sourcing, transportation and disposal of soil.
6. Examine and submit the details of the construction material to be used at the construction stage including aspects such as quarries and transportation, stone crushing and screening, mining & transportation of sand, soil excavation, transportation and filling.
7. Examine and submit the impacts being caused due to transportation of construction materials and men such as increase in traffic and load on public transportation facility, destruction and damage of transportation infrastructure, increase of risk due to road accident, pollution caused due to dust and tail pipe emissions and consumption of fuel by transport vehicles.
8. Examine and submit the details of the temporary housing and amenities to be created and used by the work force including aspects such as water supply, electrical energy and fuel supply.
9. Examine and submit the details of the environmental impacts at the stage of creation of roads, transportation facility and other physical infrastructure including aspects such as use of construction materials, excavation and /or filling of soil, generation of

- construction waste, creation of impervious surfaces, noise & suspended dust pollution and accidental risk.
10. Examine and submit the details of the noise pollution, air pollution, consumption of fuel and generation of scrap being caused due to operation and maintenance of construction machinery and equipment.
 11. Examine and submit the details of the source and supply of water for construction activity.
 12. Examine and submit the details of the source and quantity of power for construction activity.
 13. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gas, engine & coolant oil and batteries being discarded due to captive and emergency power generation.
 14. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
 15. Examine and submit the details of the environmental impacts at the stage of development of residential buildings, commercial, institutional and industrial infrastructure including aspects such as construction materials to be used, earth work (excavation and/or soil filling), generation of construction waste, lighting, HVAC units, waste generation from packaging, residual paints and chemicals and their cans, Generation of wooden, glass, metal and other scrap materials, plumbing and sanitary waste generation, creation of impervious surfaces, noise pollution, suspended dust pollution and risk of accidents.
 16. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings and pumps, water pumping stations, earth work and water treatment plant.
 17. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings and pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
 18. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
 19. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.
 20. Examine and submit the impacts of bio-medical waste to be generated and how each category of bio-medical waste is being and will be managed and handled.
 21. Examine and submit the impacts of hazardous waste like mercury is being & to be generated. If yes, its management and handling.
 22. Examine and submit the likely impacts of waste water generated from laundry plant, if any.
 23. Examine and submit the likely impacts of nuclear liquid/solid waste/ radioactive material is being & to be generated and how the same is being & will be managed & handled.
 24. Examine and submit the likely impacts of waste water generated from X-RAY section, if any.

B. Operation stage

1. Examine and submit the details of the environmental impacts due to the residential, commercial, institutional, industrial, recreational, social, cultural & religious activities to be carried out.
2. Examine and submit the details of the environmental impacts due to the facilities to be provided such as water supply, electrical power supply, fuel supply & consumption including LPG, transportation and communication.
3. Examine and submit the details of the environmental impacts due to the coming up of the activities such as urban agriculture and animal husbandry.
4. Examine and submit the details of the environmental impacts due to the sewerage & sewage treatment and its disposal systems and storm water & its drainage system.
5. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.
6. Submit the details of the management & handling of municipal solid waste, e-waste, hazardous waste, scrap, estate management, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
7. Submit the details of the socio economic impact due to the employment to be generated from the household activities.

C. General

1. Other details as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi, should also be attended.
2. Environmental aspects identified under some of the project activities may not be comprehensive and some of the significant aspects under some of the activities of the project in question might not have been identified. All such environmental aspects may be added to the list.
3. Some of the activities with their associated environmental aspects of the project in question might be of significant magnitude and not included in the list project activities. All such activities may be added to the list of project activities.
4. The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix (copy attached) and carryout significance analysis for identifying the significant environmental aspects. Scale, sensitivity and duration of impacts; type, size and frequency of environmental aspects; applicable legal requirements; and concerns of interested parties and local public may be used as the basis for the significance analysis of the environmental aspects.
5. In the EIA study each of the environmental aspects listed in the TOR should be quantified, their positive and negative impacts on different areas of impacts should be identified and assessed and the results of such assessment should be reported in the EIA report.
6. In the Environment Management Plan, management of each of the significant environmental aspects (with identified and assessed significant environmental impacts) for mitigating the impacts should be objectively stated.

7. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
8. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
9. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
10. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
11. Does the Environment policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
12. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions. Details of this system may be given.
13. Does the company have a system of reporting of non compliances / violations of environmental norms to the Board of Directors of the Company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.
14. Delineate the concrete proposal regarding activities to be undertaken under Corporate Social Responsibility programme, which should be long lasting in nature and should be as per the needs of a particular Village/area/ local habitats/ stakeholders to be adopted by the promoter company, which can be done by involving a person having knowledge and experience of socio-economic activities.
15. The project proponent shall submit the compliance of Bio Medical Waste(Management & Handling) Rules , 2016.

A detailed draft EIA/EMP report should be prepared as per the above TOR's incorporating the existing status of compliance w.r.t air, water noise, wet weather flow in waste water generation during monsoon season, EMP details of existing & future proposals and shall be submitted to the SEAC as per the provisions of the EIA Notification dated 14.9.2006. The aforesaid 'Terms of Reference' will be valid for a period of three years from its issuance.

Item no.147.11: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of a Commercial Mall namely "Copious Mall" at Ladowali Road, Distt. Jalandhar, Punjab by M/s. Parav Promoters Pvt. Ltd. (Proposal no. SIA/PB/NCP/56077/2016)

The SEAC observed as under:

M/s. Parav Promoters Pvt. Ltd. has applied for environmental clearance under EIA notification dated 14.09.2006 for establishment of a Commercial Mall namely "Copious Mall" located at Ladowali Road, Distt. Jalandhar, Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Jalandhar was requested vide e-mail dated 23.06.2016 to visit the project site and submit report regarding latest construction status.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Jalandhar vide return email dated 24.06.2016 has intimated that the site was visited by the concerned AEE of this office on 24.06.2016 and observed that no construction activity has started yet at site namely "Copious Mall" M/s Parv Promoters Pvt Ltd Mall located at Ladowali Road, Jalandhar, Punjab.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of the project proponent:-

- i) Sh. Vishal Verdhan, Authorized signatory of the Promoter Company.
- ii) Smt. Priyanka of M/s EQMS India Pvt. Ltd. Environmental Consultant of the promoter company.

Sh. Vishal Verdhan submitted a copy of resolution passed in the meeting of Board of Directors of M/s Parv Promoters Pvt Ltd held on 04.05.2016 wherein Sh. Vishal Verdhan S/o Sh. Mahendra Singh has been authorized to sign all the papers regarding environmental clearance. The same was taken on record by the SEAC.

The SEAC then allowed the project proponent to present the salient features of the project. The Environmental Consultant of the promoter company presented the salient features of the project as under:-

- The total plot area of the project is 6586.59 sqm (or 1.63 acres) and the total built up area of the Project is 29186.37 sqm. The Project comprises of hyper market, retail, anchor, food court, entertainment (games), multiplex, hotel and restaurants. The total cost of project is Rs. 110 Crores.

- The project site falls within M.C. limits of Jalandhar.
- The project proponent has got building plans approved from ATP, MC, Jalandhar vide memo no. 1365/BA dated 29.03.2016.
- The project proponent has obtained permission from MC Jalandhar regarding water supply & sewage connection and solid waste disposal vide no. L/no.599/VC dated 27.04.2016 and L/no.-962/H dated 03 May,2016.
- The total water requirement for the project will be 275 KLD, which will be met through groundwater M.C., Jalandhar.
- The total wastewater generation from the project will be 220 KL/day, which will be treated in a STP of capacity 250 KLD to be installed at project site. However, the treated waste water will be 216 KLD i.e. @98% of 220 KLD. In summer season, the project proponent has proposed to utilize 53 KL/day of treated wastewater for flushing purpose, 6 KLD will be utilized for horticulture and remaining 157 KL/day will be discharged into M.C. sewer. In winter season, 53 KL/day of treated wastewater for flushing purpose, 02 KLD will be utilized for horticulture and remaining 161 KL/day will be discharged into M.C. sewer. In rainy season, 53 KL/day of treated wastewater for flushing purpose, 0.5 KLD will be utilized for horticulture and remaining 164.5 KL/day will be discharged into M.C. sewer. There will be infiltration rate@3KLD in monsoon season(12 manholes x 200 ltr/manhole/day).
- The total quantity of solid waste generation will be 2138 kg/day. Solid wastes generated will be segregated through Garbage chute system. The biodegradable organic wastes will be treated by vermin-composting. Recyclable waste will be sold to authorized vendors. Inert waste will be sent to Municipal dumping site.
- The total load of electricity required for commercial project will be 2500 KW which will be taken from the PSPCL. There is a proposal to install silent 4 nos. DG Sets (4 X 500 kVA) as stand-by arrangement.
- The project proponent has also proposed to provide one rain water harvesting pit to recharge the rain water.
- Used oil to be generated from the DG sets will be stored in HDPE tanks and

sold to the authorized recyclers.

- About 100 KW solar power will be generated from solar panels to be installed on available roof top area of 4500 square feet.
- Environment Management Cell(EMC) will be responsible for implementation of EMP for five years.
- Rs. 90.5 lac will be incurred for implementation of EMP on account of capital cost and Rs.21 lacs per annum will be incurred on account of recurring charges.
- Welfare society of the project will be responsible after lapse of the period for which project proponent is responsible.
- The project proponent has mentioned that the company will contribute Rs. 1 crore towards cancer relief fund as per condition of agreement done with State Govt. towards CSR activities and he will be responsible for implementation of CSR for 5 years and after 5 years EMC will be responsible.

The SEAC observed that characteristics of treated sewage and raw sewage envisaged at the outlet of STP such as TSS <100 and COD <50 is not realistic and needs to be revised. Further, the calculations of solar power to be generated needs to be revised. To these observations of the SEAC, the project proponent submitted the revised and corrected characteristics of treated sewage wherein the value of TSS<20 has been mentioned at the outlet and also submitted the revised calculations of solar power generated i.e. 50 KW will be generated from available roof top area of 4500 sq feet.

The document of revised calculations submitted by the project proponent was taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded '**Silver Grading**' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of a Commercial Mall namely "Copious Mall" comprising of hyper market, retail, anchor, food court, entertainment (games), multiplex, hotel and restaurants, in an area of 6586.59 sqm (or 1.63 acres) and having built up area as 29186.37 sqm located at Ladowali Road, Distt. Jalandhar, Punjab, subject to the

following conditions in addition to the proposed measures:

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) 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.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF , the Zonal Office of CPCB, the SPCB and

SEIAA, Punjab on 1st June and 1st December of each calendar year.

- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.

PART-B – Specific Conditions:

II. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of

the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.

- (iv) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

III. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture

purpose/green etc.

- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater (for reuse) : Green
 - d. Treated wastewater (for discharge) : Yellow
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that

rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

- (xvii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

IV. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 275 KLD, which will be met through groundwater M.C., Jalandhar.
- iii) a) The total wastewater generation from the project will be 220 KL/day, which will be treated in a STP of capacity 250 KLD. The treated sewage will be 216 KLD and as proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For horticulture purpose (KLD)	Discharge into MC sewer (KLD)
Summer	53	6	157
Winter	53	2	161
Rainy	53	0.5	164.5 (including infiltration @ 3 KLD)

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.

- v) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) 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.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART C – General Conditions :

I. Pre-Construction Phase

- vi) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- vii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- viii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- ix) The project proponent shall obtain CLU from the competent authority.
- x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- ii) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 136 Lacs towards capital investment, Rs.22.5 Lacs/annum towards recurring expenditure and Rs.1 crore towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- iii) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.1 crore towards Cancer Relief Fund as per the condition no.5 (iv) (f) of the MoA signed with the State Govt.

- iv) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

Item No.147.12: Application for environmental clearance under EIA notification dated 14.09.2006 for the development of residential apartment complex project namely "Palace Enclave" at Village Agwar Gujran, Tehsil Jagraon, District Ludhiana, Punjab by M/s Palace Infratech Pvt. Ltd. (Proposal no. SIA/PB/NCP/56377/2016)

The SEAC observed that:-

M/s Palace Infratech Pvt. Ltd. has applied for environmental clearance under EIA notification dated 14.09.2006 for the development of residential apartment complex project namely "Palace Enclave" at Village Agwar Gujran, Tehsil Jagraon, District Ludhiana, Punjab. The project is covered under category 8 (a) of the Schedule appended to the said notification. The details of the project as given in Form 1 and 1A and other documents are as under:

- The total plot area of the project is 17323 sqm (4.28 acres) and the total built up area of the Project is 31327 sqm. The Project comprises of Five Towers (244 units), shops and community centre.
- The total wastewater generation from the project will be 144 M³/day, which will be treated in a STP to be installed at project site. In summer season, the project proponent has proposed to utilize 68 M³/Day of treated wastewater for flushing purpose and 76 M³/Day will be utilized for plantation area. In winter season, the project proponent has proposed to utilize 58 M³/Day of treated wastewater for flushing purpose and 86 M³/Day will be utilized for plantation area. In winter season, the project proponent has proposed to utilize 55 M³/Day of treated wastewater for flushing purpose and 89 M³/Day will be utilized for plantation area.
- The total quantity of solid waste generation will be 500 kg/day. Solid wastes generated will be segregated into biodegradable (waste vegetables, foods etc.) and Recyclable (papers, cartons, thermacol, plastics, glass etc.)

components and collected in separate bins. The biodegradable organic wastes will be sent to dumping site of Municipal Council, Jagraon. Recyclable waste will be sold to authorized venders.

- The total load of electricity required for project will be 2000 KW which will be taken from the PSPCL. There is a proposal to install silent 2 DG Sets of capacity@ 1250 KVA as stand-by arrangement.
- The project proponent has also proposed to provide rain water harvesting through the ground water recharge (trench with recharge wells).
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.

The details of the documents submitted with the application is as under:

1.	Properly filled Form 1 & 1A	Yes
2.	(a) In case(s) where land has already been purchased/acquired: Proof of ownership of land (b) In case where land is yet to be purchased/acquired: Proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)	submitted
3.	Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of Master Plan of the area.	Copy of CLU submitted
4.	Layout plan duly approved by the Competent Authority/Conceptual plan of the project.	Approved plan of the project submitted.
5.	Topographical map of the area showing Contour Plan. In case of Area Development Projects, the Contour Plan should reflect the true existing physical features of the site and may be prepared by the project proponent w.r.t. some permanent reference marks.	submitted
6.	Status of construction, if any, alongwith photographs from all the four sides.	submitted
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.	submitted
8.	Complete details of following by making it an integral part	i. Marked

	of the conceptual plan/drawing/layout map:- i) Location of STP ; ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Fire fighting equipment layout vii) First aid room viii) Location of Tubewells ix) DG Sets and Transformers x) Any other utilities	ii. Marked iii. Marked iv. Marked v. Marked vi. Marked vii. Marked viii. Marked ix. Marked
9.	Permission of Competent Authority for; a) Water and Sewerage connection A letter from concerned Local Body/Authority giving details about existing status of sewer connectivity and availability of water supply in the area and acceptance of Local Body for taking the quantity of sewage to be generated by the proposed project and providing the water supply. Existing position of public sewer and water supply line duly marked on the lay out map/plan. b) Collection of Solid waste	submitted
10.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	submitted
11.	Availability of adequate land for use of treated sewage and plantation.	submitted
12.	Analysis reports of ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories as per detail below: (i) The monitoring of groundwater, ambient air quality, noise & soil can be carried out after at least 72 hours advance intimation to SEIAA, Punjab at the e-mail id: seac_pb@yahoo.com and concerned Regional Office of Punjab Pollution Control Board. (ii) The field data sheets as prescribed by SEIAA, Punjab which are available on the official website of SEIAA, Punjab alongwith exact location of sampling / monitoring point marked on the layout map should be filled at the time of sample collection/monitoring by the Lab and should be attached with the water, air, noise & soil monitoring reports. (iii) Water, air, noise & soil monitoring reports more than 6 months old or prior to date of signing of consent letters/agreement with the land owner shall not be accepted w.e.f. June, 1st 2015 onwards. (iv) At least one groundwater sample from the shallow / first aquifer and in case groundwater is to be abstracted for drinking purposes then atleast one	Submitted but more than six months old. Accordingly, EDS was raised and the project proponent has replied as under:- "Originally, the application was submitted in Oct. 2015 for which the environmental monitoring was done at that time. The application was found to be incomplete and some observations were raised therein. Now, a fresh application has been submitted after addressing those observations

	<p>groundwater sample from the said aquifer should be monitored and reports be attached accordingly.</p> <p>(v) The noise monitoring is to be carried out from all the corners of the project site as well as from the centre of the project site and reports be attached accordingly.</p>	<p>suitably. Besides, there is not any change in local environmental conditions. Repeating the environmental monitoring will also involve some cost. Therefore, we have retained the monitoring reports. It is requested that those monitoring report may be allowed with the application.”</p>
13.	Quantification of energy saved and renewable energy devices used.	submitted
14.	Drawing showing plumbing systems for use of fresh, treated and hot water	submitted
15.	Construction schedule (PERT/CPM Chart)	submitted
16.	<p>Undertaking(s) for ;</p> <p>a) Constitution of Environment Monitoring Cell</p> <p>b) Use of ready mix concrete or use of fly ash during construction.</p> <p>c) To provide Fire Fighting System</p> <p>d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions during construction phase.</p> <p>e) To provide adequate safety measures for the construction workers during the construction phase.</p>	submitted
17.	<p>Environmental Management Plan indicating the following:</p> <p>a) All mitigation measures for each item-wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project.</p> <p>b) Compliance of various environmental regulations</p> <p>c) Steps to be taken in case of emergency such as accidents at the site including fire.</p> <p>d) For how long period the project proponent will be responsible for implementation of EMP and the name of the person(s) responsible for implementation of EMP.</p> <p>e) Capital & recurring cost for the EMP per year and the details of funds for the same.</p> <p>f) Name of the individual persons / organization, who will be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.</p>	<p>a) submitted</p> <p>b) submitted</p> <p>c) submitted</p> <p>d) Environment Management Cell will be responsible for implementation of EMP for five years.</p> <p>e) Rs. 100 lac will be incurred for implementation of EMP on account of</p>

		capital cost and Rs.54 lacs per annum will be incurred on account of recurring charges. f) Not submitted
18.	Corporate Social Responsibility indicating various activities to be undertaken, provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same.	The project proponent has mentioned that Rs. 5 lacs will be spent on CSR activities which are given as under:- a) Civil Amenities b) Public hygiene and sanitation c) Support fro educational and /academic activities d)Medical camps e)Community Education & Empowerment f) Plantation
19.	Traffic Circulation System and connectivity with a view to ensure adequate parking, conflict free movements, Energy efficient Public Transport.	submitted
20.	Disaster/Risk Assessment and Management Plan	submitted
21.	Copy of Memorandum of Article & Association / partnership deed / undertaking of sole proprietorship / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.	submitted
22.	In case of expansion projects, compliance report of earlier granted environmental clearance conditions verified by Northern Regional Office of Ministry of Environment, Forests & Climate Change, Chandigarh.	Not applicable
22.	Copy of presentation to be made before the SEAC at the time of appraisal in PDF format having size less than 25 MB.	-
23.	The process of submitting an application for obtaining environmental clearance has been made completely online and after the acceptance of environmental clearance application by SEIAA, the system generates an automated acknowledgement asking project proponent to submit hard copy of the accepted application. If project proponent is asked to submit hardcopy prior to scrutiny of environmental clearance application online by SEIAA or after its acceptance by SEIAA, then the project proponent will	submitted

	submit a hard copy of the environmental clearance application alongwith other documents.	
24.	<p>For expansion projects:</p> <p>i) All the columns in the application form may be got filled in three parallel columns i.e. Existing, Proposed and Total.</p> <p>ii) In case of increase in no. of storeys, Structural Safety/ Stability Certificate may be required from the Approved Engineer.</p> <p>iii) The existing building plan may be got super imposed with the proposed building plan and be marked in different colors.</p> <p>iv) Specify the adequacy of internal water supply system, sewer line and STP for the proposed expansion/revision.</p>	Not Applicable
25.	Whether forest land involved or not?	Yes, 0.02374 ha is involved and the permission for getting NOC has been applied by the project proponent to the forest deptt.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana was requested vide e-mail dated 23.06.2016 to visit the project site and submit report regarding latest construction status.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office-3, Ludhiana vide return email dated 29.06.2016 has intimated that the site was visited by the concerned AEE of this office on 29.06.2016 and observed as under:-

1. The said site is situated at Village Agwar Gujran on left side of Moga-Ludhiana road at Jagraon.
2. The area of site is about 6.25 acres and the project proponent has constructed boundary wall along the periphery of the site and has also constructed its office building at the site.
3. The project proponent has proposed construction of 05 nos. towers and has done excavation for foundation work for 02 towers. Also, the project proponent has started reinforcement work for the foundation for these 02 towers.
4. The project proponent has installed 01 concrete mixing plant at the site. However, the same was not in operation during visit.
5. No other construction activity was observed during visit.

The case was considered by the SEAC in its 147th meeting held on 30.06.2016, which was attended by the following on behalf of the project proponent:-

- i) Sh. O.P. Garg, Head- Civil of the Promoter Company.

- ii) Sh. Vishal Duggal of M/s Shivalik Solid Waste Management Ltd. Environmental Consultant of the promoter company.

Sh. O.P. Garg submitted a copy of authorization letter wherein he has been authorized to attend the meeting of SEAC on behalf of Promoter Company on 30.06.2016 by the Director. Sh. Vishal Duggal, (FAE- Air Pollution) also submitted an authorization letter to present the project on behalf of Shivalik Solid Waste Management Ltd, the consulting company of the project proponent. The same were taken on record by the SEAC.

The SEAC observed that as per report of Regional Office, the construction has already been started at site. The SEAC asked the project proponent that why the construction status has not been mentioned in the application form. To this observation of SEAC, the project proponent replied that whatever little construction activity has been done at site was of earlier project which was not covered under EIA notification. But the project proponent could not produce any documentary evidence to prove his contention. He requested that he will submit the documentary evidence and sought some time to submit the same.

After detailed deliberations, the SEAC decided to defer the case and ask the project proponent to submit the documentary evidence in this regard before any further action in the matter can be taken.