

Proceedings of the 251st meeting of the State Environment Impact Assessment Authority (SEIAA) held on 23.06.2023 in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

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

Er. Jatinder Soni, Environmental Engineer SEIAA, and other supporting staff of SEIAA also attended the meeting.

Item No. 01 Confirmation of the proceedings of the 250th meeting of the State Environment Impact Assessment Authority held on 29.05.2023.

SEIAA was apprised that the proceedings of its 250th meeting held on 09.06.2023 were circulated through email on 22.06.2023. Since no observations were received from any member regarding the proceedings, SEIAA confirmed the said proceedings as circulated.

Item No. 02: Action taken on the proceedings of 248th, 249th and 250th meetings of State Environment Impact Assessment Authority held on 05.05.2023, 29.05.2023 and 06.06.2023 respectively.

SEIAA was apprised that the action in respect of the proceedings of the 248th, 249th and 250th meetings was being taken. SEIAA desired that the requisite action be completed expeditiously.

Item No. 251.01: Application for Environment Clearance for manufacturing of Formaldehyde located at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District-Hoshiarpur, Punjab by M/s Ativeer Polychem (Proposal No. SIA/PB/IND3/421276/2023).

The industry was granted Terms of References (TOR) vide letter No. SIA/PB/IND/2022/TOR/05 dated 06.04.2022 under category 5(f) of the schedule appended with the EIA Notification dated 14.09.2006 for Manufacturing Formaldehyde @ 66000 TPA.

The industry has applied for obtaining Environmental Clearance for establishment of the chemical manufacturing unit for the manufacturing of 200 TPD of Formaldehyde at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab. The industry attracts the provisions of the category 5(f) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is 4.70 Crore.

The industry has submitted online application form, compliance of Terms of Reference and EIA report along with other relevant documents through Parivesh Portal. The industry has also deposited Rs. 11,750/- NFE No.: BN087221891098619 dated 28.03.2022 at time of ToR, now industry has deposited Rs. 35250/- NEFT No. N061232353057390 dated 02.03.2023. The adequacy of the fee has been checked & verified by the supporting staff SEIAA.

The latest construction status report submitted by Punjab Pollution Control Board vide letter No. 637 dated 01.06.2023 is as under:

Sr. no.	Points	Reply
i)	Construction status of the proposed project. Please send the clear-cut report as to whether construction for the project has been started for the project except for securing the land.	The site was visited by this office on 09.05.2023 along with the representative of the industry. During visit, no construction activity has been started by the project proponent.

ii)	Status of physical structures within a 500 m radius of the site including the status of industries, drain, river, and eco-sensitive structures if any.	The site is surrounded by industries and near about 8 industries exist. No river/drain and eco-sensitive structures.
iii)	Whether the site is meeting the prescribed criteria for setting up of such types of projects. Please send a clear-cut recommendation.	The site is located in industrial Focal Point, Mini Growth Centre, Tanda, Distt Hoshiarpur

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

- (i) Sh. Sital Jain, Technical Head, M/s Ativeer Polychem.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/ s Ativeer Polychem Smt. Preeti Jain (Partner) Plot no.- 12,13,14,15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab
1.2	Proposal:	SIA/PB/IND3/421276/2023
1.3	Location of Industry:	Plot no.- 12,13,14, 15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab.

1.4	Details of Land area & Built up area:	Total land area –49500 sqft or 4598.7sqm
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 5(f) – Synthetic organic Chemical industry
1.6	Cost of the project	Rs. 470 Lakhs
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, the site falls in existing Industrial premises. Further, allotment letter for the Plots No. 12,13,14, 15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District-Hoshiarpur submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of allotment letters issued by PSIEC for the Plot No. 12,13,14, 15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District-Hoshiarpur, Punjab in the name of M/s Ativeer Polychem submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No forest land is involved in the project. A self-declaration regarding the same is submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. A self-declaration regarding the same is submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site. A self-declaration regarding the same is submitted.
3.4	Whether the industry falls within the influence of Eco-	Not applicable

	Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)											
3.5	Green area requirement and proposed No. of trees:	33% of total area as per MoEF&CC stipulated norms will be developed as the green belt. A total of 540 trees will be planted.										
4.	Raw material, Products and Machinery details are as under:											
4.1	Details of Raw Material:											
	<table border="1"> <thead> <tr> <th>PRODUCT</th> <th>NAME OF RAW MATERIAL</th> <th>QUANTITY (TPD)</th> <th>SOURCES</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Formaldehyde</td> <td>Methanol</td> <td>96</td> <td>Local market</td> </tr> <tr> <td>Water</td> <td>108</td> <td>Tube-well</td> </tr> </tbody> </table>	PRODUCT	NAME OF RAW MATERIAL	QUANTITY (TPD)	SOURCES	Formaldehyde	Methanol	96	Local market	Water	108	Tube-well
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4.3	Machinery Details:											

S. No.	Machines & Equipment	
1.	Heat Exchangers	
2.	Evaporator with steam coil and air Sparser	
3.	Evaporator Filter	
4.	Super Heater Separator with connection Band	
5.	Vapour Filter Jacket	
6.	Boiler of 1TPH capacity	
7..	Methanol Separator	
8.	Reactors Dome	
9.	Reactor Tubular	
10.	Non-Boiler Condensers	
11.	Non-Boiler Separators	
12.	Condenser with sump	
13.	Mixing Vessel	
14..	Steam Separator	
15.	Process Water tank	
16.	Process water filter/RO System	
17.	Absorption column	
18.	Circulation Tower	
19.	Valves & pipelines	
20.	Silver (as catalyst)	
21.	Rotameters	
22.	Rotatory Twin lobe Air Blower	
23.	Cooling Towers	
24	Laboratory Suitable for testing of Formaldehyde Methanol as per standard	
25	Effluent Treatment Plant/Air Pollution Control Systems	
5	Water	
5.1	Total water requirement:	139 KLD. The water requirement of the unit will be met from ground water through Tubewell and PSIEC

		recharge potential will be 63000KL/Annum. NOC obtained from Sarpanch is submitted. Further, all the waste water of nearby village which will be directed towards the village pond will be first treated in trenches through CSIR-NEERI's Phytoid waste water treatment technology and overflow water will be discharged into the pond. Inside: - A tank of 18 KLD is proposed for inside rain water harvesting using roof top of the project site.																									
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6.1	Mitigation measures for Air Pollution Control:																										
7	Waste Management																										
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7.3	Details of management of Hazardous Waste.	ETP sludge will be collected and disposed of at TSDF site. Used Oil and Empty Containers shall be sold to registered recycler.																									
8	Energy Saving & EMP																										
8.1	Power Consumption:	250 KW Source - Punjab State Power Corporation Limited, Punjab																									

8.2	Energy saving measures:	LEDs have been proposed to be used instead of CFLs. Solar panels have been proposed on the roof top of the project.																																													
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During meeting, the Committee observed that the industry has proposed to utilize the treated wastewater @ 5.4 KLD in the green area of 1545 sqm in summer, winter & rainy season

whereas, the treated waste water requirement is of 8.5 KLD in summer season, 2.8 KLD in winter season and 0.77 KLD in rainy season. The industry submitted the revised water balance with details of the utilization of treated wastewater as under:

S. No.	Season	Total treated wastewater at the outlet of STP (KLD)	Treated wastewater for cooling water makeup (KLD)	Treated wastewater for green area (KLD)	Excess water stored and used for sprinkling on roads in Industrial estate (KLD)
1.	Summer	7.2	1.8	5.4	--
2.	Winter	7.2	1.8	2.8	2.6
3.	Rainy	7.2	1.8	0.77	4.63

SEAC was satisfied with the presentation given by the industry and after detailed deliberations, decided to award silver grading to the industry and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for manufacturing of Formaldehyde located at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab, subject to the following standard conditions: -

I. Statutory compliance

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation

report shall be furnished along with the six-monthly compliance report. (in case of the presence of schedule-I species in the study area)

- iv. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/ competent authority concerned, in case of drawl of ground water and also in case of drawl of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from competent authority.
- v. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab State pollution Control Board/ Committee.
- vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
- vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.
- viii. The project proponent shall comply with the CLU conditions imposed by competent authority, if any
- ix. The Company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.

II. Air quality monitoring and preservation

- i. The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.

- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- iii. The project proponent shall install a system to carryout Continuous Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5 in reference to PM emission, and SO2 and NOx in reference to SO2 and NOx emissions) within and outside the plant area (at least at four locations one for small units) within and three outside the plant area at an angle of 120°each), covering upwind and downwind directions.
- iv. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. Sulphur content should not exceed 0.5% in the coal for use in coal fired boilers to control particulate emissions within permissible limits (as applicable). The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.
- v. Storage of raw materials, coal etc shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.
- vi. National Emission Standards for Organic Chemicals Manufacturing Industry issued by the Ministry vide G.S.R. 608(E) dated 21st July, 2010 and amended from time to time shall be followed.
- vii. The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R. No. 826(E) dated 16th November, 2009 shall be complied with
- viii. The DG sets shall be equipped with suitable pollution control devices and the adequate stack height so that the emissions are in conformity with the extant regulations and the guidelines in this regard.
- ix. 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 MoEF&CC guidelines, maintain the record for the same and all the mitigation measures should be taken to bring down the levels within the prescribed standards.

III. Water quality monitoring and preservation

- i. The project proponent shall provide online continuous monitoring of effluent, the unit shall install web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises.
- ii. The total wastewater generated from the unit will be segregated into two streams i.e., High TDS and Low TDS streams for effective and proper treatment of the same.
- iii. The effluent discharge shall conform to the standards prescribed under the Environment (Protection) Rules, 1986, or as specified by the State Pollution Control Board while granting Consent under the Air/Water Act, whichever is more stringent.
- iv. Total fresh water requirement shall not exceed the quantity of 129 KLD as proposed in the proposal application. Prior permission shall be obtained from the concerned regulatory authority/CGWA in this regard.
- v. Process effluent/any wastewater shall not be allowed to mix with storm water. The storm water from the premises shall be collected and discharged through a separate conveyance system.
- vi. The Company shall store the rainwater from the roof tops of the buildings and utilize the same for different industrial operations within the plant.
- vii. Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii. Provide electromagnetic flow meter at intake of water supply at the borewell for abstraction of ground water if any, outlet of the ETP/STP and any pipeline to be used for re-using the treated wastewater back into the system and for horticulture purpose/green belt etc.
- ix. 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.
- x. 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.

- xi. Separation of drinking water supply, treated sewage supply and treated permeate line leading back to the process water should be done by the use of different colors.

IV. Noise monitoring and prevention

- i. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.
- ii. The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation.
- iii. The ambient noise levels should conform to the standards prescribed under EPA Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time

V. Energy Conservation measures

- i. The energy sources for lighting purposes shall preferably be LED based.
- ii. The project proponent shall make efforts to ensure the reduction of overall power demand which may be met by solar system including the provision of solar water heating or through any other innovative environment friendly techniques.

VI. Waste management

- 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 neighbouring communities and be disposed of 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. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.
- v. Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF.
- vi. The Project proponent shall abide by the provisions of Solid Waste Management Rules, 2016 (amended from time to time), if applicable.
- vii. The company shall undertake waste minimization measures as below: -
 - a. Metering and control of quantities of active ingredients to minimize waste.
 - b. Reuse of by-products from the process as raw materials or as raw material substitutes in other processes.
 - c. Use of automated filling to minimize spillage.
 - d. Use of Close Feed system into batch reactors.
 - e. Venting equipment through vapour recovery system.
 - f. Use of high-pressure hoses for equipment clearing to reduce wastewater generation

VII. Green Belt

- i. The green belt shall be developed in more than 33% of the total project area, mainly along the plant periphery, in downward wind direction and along road sides etc.
- ii. The Project Proponent shall develop green belt in 33% of the total land area with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- iv. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII Safety, Public hearing and Human health issues

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
 - ii. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Firefighting system shall be as per the norms.
 - iii. The PP shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
 - iv. Training shall be imparted to all employees on safety and health aspects of chemicals handling. Pre-employment and routine periodical medical examinations for all employees shall be undertaken on regular basis. Training to all employees on handling of chemicals shall be imparted.
 - v. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
 - vi. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
 - vii. There shall be adequate space inside the plant premises earmarked for parking of vehicles for raw materials and finished products, and no parking to be allowed outside on public places.
 - viii. A first aid room will be provided in the project both during construction and operation phase of the project.
- IX Validity of Environmental Clearance.
- i. This environmental clearance will be valid for a period of Ten years from the date of its issue or till the completion of the project, whichever is earlier.
- X Environmental Management Plan
- i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any

infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of a senior Executive, who will report directly to the head of the organization.
- iii. Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The details of the activities to be carried out under EMP & Additional Environmental Activities are as under:

Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (In Lacs/annum)
1.	APCD	6.0	10.0
2.	ETP	25.0	15.0
3.	Green belt development with maintenance plan for 3 years	2.32	2.32
4.	Rain Water Harvesting	10	2.0
5.	Environment Monitoring	-	0.50
6.	Solid & Hazardous Waste Management	5.0	1.0
7.	Energy Conservation	5.0	1.0
8.	Occupational health & Safety	10.0	2.5
9.	Misc.	0.20	-
Total		63.52	34.32

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. Lacs)
1.	Provision of Solar lights on both sides of approach road (200m)	5.0
Total		5.0

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

- iv. Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

XI. Miscellaneous

- i. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department etc. shall be obtained, by project proponent from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- ii. 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.
- iii. 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.
- iv. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.

- v. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- vi. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vii. The project proponent shall monitor the criteria pollutants level namely; PM10, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
- viii. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- ix. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- x. The project proponent shall inform the Regional Office of the Ministry and PPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production/ operation by the project.
- xi. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xii. The project proponent shall abide by all the commitments and recommendations made in the EIA /EMP report, commitment made during Public Hearing and also that during their presentation to the SEAC and SEIAA.
- xiii. No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for

clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- xiv. The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.

XII. ADDITIONAL CONDITIONS:

- i. The Environmental Clearance is granted to the project subject to the condition that industry shall obtain change of land use/building plan approval for the industrial purposes and submit a copy of the same to SEIAA. In case, CLU/building plan approval has been rejected for industrial use for any reason, SEIAA will not be responsible for the cost incurred on the project.
- ii. To achieve the Zero Liquid Discharge, waste water generated from different industrial operations should be properly collected, treated to the prescribed standards and then recycled or reused for the identified uses.
- iii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of ETP for monitoring various environmental parameters.
- iv. The project proponent shall make necessary arrangements for the recovery and reuse of steam condensate resulting from the indirect steam applications and shall not allow to discharge such effluents into drain.
- v. The project proponent shall provide advanced scrubbing systems with proper neutralizing media to handle the acidic/alkaline emissions from storage, handling & processing activities. Wherever required, packed bed scrubbers will also be provided. The suction and scrubbing systems shall also be designed to handle the inherent odours from such units.
- vi. The project proponent shall provide the Air Pollution Control Devices as proposed by the PPCB to control the emissions generated from the boiler within the prescribed parameter.

- vii. The project proponent shall practice rainwater harvesting to maximum possible extent. For this the Project Proponent shall adopt nearest village pond for carrying out rain water harvesting.
- viii. The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed so that the natural flow of rain water etc is not impeded or disrupted in any manner.

1.0 Deliberations during 251st meeting of SEIAA held on 23.06.2023

The meeting was attended by the following:

- (i) Sh. Sital Jain, Technical Head, M/s Ativeer Polychem.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA allowed the Environmental Consultant of the Promoter Company to present the salient features of the Project before the Authority. A copy of the presentation was also taken on record.

SEIAA noted that the project was located in a designated Industrial Focal point developed by the PSIEC. The PP had proposed plantation of 540 saplings to achieve 33 % green area coverage. However, the proposed outlay of Rs 2.32 Lakhs for the plantation of the proposed 540 tall plants was inadequate and needed to be enhanced to Rs 1000 per plant for plantation and an additional Rs 1000 per plant for subsequent maintenance of the same (i.e. to Rs 5.40 Lakhs each for plantation and maintenance costs).

On query by SEIAA, Environmental Consultant and PP informed that the conditions imposed by SEAC whilst recommending their proposal were acceptable. SEIAA further noted that the SEAC had given a “Silver” grading to the project and recommended grant of EC to it.

After detailed deliberations including perusal of the EMP and the conditions imposed by SEAC, SEIAA decided to grant EC to the Project for manufacturing of Formaldehyde at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab by M/s Ativeer Polychem (Proposal No. SIA/PB/IND3/421276/2023) as per their proposal submitted online and subsequent presentations made before SEIAA / SEAC and as per conditions recommended by SEAC subject to amended EMP and additional Environmental Activities as under:

Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (In Lacs/annum)
1.	APCD	6.0	10.0
2.	ETP	25.0	15.0
3.	Green belt development with maintenance plan for 3 years	5.40	1.80
4.	Rain Water Harvesting	10	2.0
5.	Environment Monitoring	-	0.50
6.	Solid & Hazardous Waste Management	5.0	1.0
7.	Energy Conservation	5.0	1.0
8.	Occupational health & Safety	10.0	2.5
9.	Misc.	0.20	-
Total		66.60	33.80

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. Lacs)
1.	Provision of Solar lights on both sides of approach road (200m)	5.0
Total		5.0

Item No. 251.02: Application for amendment in Environmental Clearance for establishment of a Commercial-cum-Multiplex project namely "The Earlwood" in the revenue estate of Kharar, District SAS Nagar by M/s NK & KK Infra developers (P) Ltd., (Proposal No. SIA/PB/MIS/297371/2023).

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. SEIAA/2019/639 dated 22.08.2019 for establishment of a Commercial-cum-Multiplex project namely "The Earlwood" in the revenue estate of Kharar, District SAS Nagar. The total land area of the project is 17424 sqm having built up area of 47359 sqm.

The Project Proponent has applied for amendment in Environmental Clearance for Commercial-cum-Multiplex project namely "The Earlwood" in the revenue estate of Kharar, District SAS Nagar and submitted Form-4, layout approved by Municipal Council, Kharar and other relevant documents. The project is covered under category 8 (a) of the schedule appended with the EIA notification dated 14.09.2006.

Deliberations during 243rd meeting of SEAC held on 03.04.2023.

The meeting was attended by the following:

- (i) Mr. Ashish Rana, Environmental Consultant M/s Aplinka Solutions & Technologies Pvt Ltd.
- (ii) Mr. Chaman Lal, Architect, M/s NK & KK Infra developers (P) Ltd.

During meeting, the Committee asked Sh. Chaman Lal, Architect of the promoter company to submit the authorization letter allowing him to attend the meeting and present the case before the Committee, however, he could not submit the same. In this regard, Sh. Chaman Lal requested the Committee to allow him to present the case as he is serving as an Architect for the Promoter Company. The Committee agreed to the verbal request made by the Architect of promoter company.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project before the Committee as under:

Sr. No.	Description	As per Environment Clearance	As per Amendment proposal	As per after amendment	Remarks
1	Total Plot Area	20,133.11 m ²			Same
2.	Net Plot Area	17,417.86 m ²			Same

2	Proposed Ground Coverage	6866.48 m ²	2188.51 m ²	9054.99 m ²	Increase
3	Proposed Green Area	1609 m ²	714 m ²	895 m ²	Decrease
4	Built up area	47,359 m²	-2,076.7 m²	45,258.30 m²	Decrease
5	Estimated Population (Individuals)	5562	-1124	4438	Decrease
6	Total water requirement	103 KLD			Same
7	Fresh water requirement	41 KLD	2 KLD	43 KLD	Increase
8	Treated water requirement	62 KLD	-2 KLD	60 KLD	Decrease
9	Waste water generation	83 KLD	7 KLD	90 KLD	Increase
10	STP capacity	1 STP of total 125 KLD			Same
11	Total solid waste generated	1113 kg/day	-289 kg/Day	824 kg/Day	Decrease
12	Total Project Cost	₹61 Cr.			Same
13	Total power requirement	3,250 kW	469 kW	3,719 kW	Increase
14	DG sets	3 DG sets of 2520 kVA (2 X 1010 kVA+ 1X 500 kVA)	3480 kVA	12 DG sets of 6000 kVA (12 X 500 kVA)	Increase
15	Rainwater Harvesting System	04 RWH pits	-01 RWH pits	03 RWH pits	Decrease
16	Parking (ECS)	752	-176	576	Decrease

The Committee examined the application proposal and observed as under:

- (i) The Project Proponent was granted Environmental Clearance for the total land area of 17424 sqm, however, as per the application for amendment, the total plot area as per earlier Environmental Clearance mentioned as 20,133.11 sqm and the net plot area mentioned as 17,417.86 sqm. The total land area does not match with the Environmental Clearance granted earlier. The Committee asked the Project Proponent to clarify the same but the Project Proponent could not submit any satisfactory reply in this regard.
- (ii) The Project Proponent has mentioned that there shall be decrease in the built-up area, green area, estimated population, solid waste generation and parking area. However, there shall be increase in the ground coverage area, fresh water requirement, wastewater generation and power requirement. The Project Proponent has not submitted any reasons/justification for increase or decrease in the above-mentioned environmental parameters in the application proposal.
- (iii) The Project Proponent has not submitted the status of six-monthly compliance report of the earlier Environmental Clearance granted to it.
- (iv) The Project Proponent shall submit the layout plan for which earlier Environmental Clearance was granted and shall also superimpose the proposed layout plan on the aforesaid layout plan in different colours.

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

- (i) Mr. Rishi Kapoor, Director M/s Earlwood (P) LTD.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Mr. Deepak Gupta, Environmental Advisor
- (iv) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the project proponent to present the reply of the aforementioned observations.

The Environmental Consultant thereafter presented the reply as under:

Sr.	Observations	Reply
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No		
1	<p>The Project Proponent was granted Environmental Clearance for the total land area of 17424 sqm, however, as per the application for amendment, the total plot area as per earlier Environmental Clearance mentioned as 20,133.11 sqm and the net plot area mentioned as 17,417.86 sqm. The total land area does not match with the Environmental Clearance granted earlier. The Committee asked the Project Proponent to clarify the same but the Project Proponent could not submit any satisfactory reply in this regard</p>	<p>Earlier EC was granted in which the area of road widening was not deducted and now we have applied with the area deducted.</p>
2	<p>The Project Proponent has mentioned that there shall be decrease in the built-up area, green area, estimated population, solid waste generation and parking area. However, there shall be increase in the ground coverage area, fresh water requirement, wastewater generation and power requirement. The Project Proponent has not submitted any reasons/justification for increase or decrease in the above-mentioned environmental parameters in the application proposal.</p>	<p>Calculations of population, MSW generation and water requirement, waste water generation is attached as annexure A.</p>
3	<p>The Project Proponent has not submitted the status of six-monthly compliance report of the earlier Environmental Clearance granted to it.</p>	<p>Submitted</p>
4	<p>The Project Proponent shall submit the layout plan for which earlier Environmental Clearance was granted and shall also superimpose the proposed layout plan on the aforesaid layout plan in different colours.</p>	<p>Submitted</p>

Further, the Project Proponent apprised the Committee that earlier Environmental Clearance was granted in the name of project namely "The Earlwood" to be developed by M/s NK & KK Infra developers (P) Ltd. Now, the promoter company has changed its name to 9th Avenue, which shall be developed by M/s Earlwood (P) LTD. The Project Proponent submitted certificate of incorporation of name change. The Committee noted the same and took a copy of the said certificate on record.

Further, the Environmental Consultant of the Project Proponent presented the revised salient features of the case as under:

Sr. No.	Description	As per Environment Clearance	As per Amendment proposal	As per after amendment	Remarks
1.	Net Plot Area	17,417.86 m ²			Same
2	Proposed Ground Coverage	6866.48 m ²	2188.51 m ²	9054.99 m ²	Increase
3	Proposed Green Area	1609 m ²		1609 m ²	Same
4	Built up area	47,359 m²	-4010 m²	43333 m²	Decrease
5	Estimated Population (Individuals)	5562 Persons	- 1204	4358 Persons	Decrease
6	Total water requirement	103 KLD	-11	92 KLD	Decrease
7	Fresh water requirement	41 KLD	1 KLD	42 KLD	Increase
8	Flushing water demand	62 KLD	12 KLD	50 KLD	Decrease
9	Waste water generation	83 KLD	9 KLD	74 KLD	Decrease
10	STP capacity	1 STP of total 125 KLD			Same

11	Total solid waste generated	1113 kg/day	- 205	908 Kg/day	Decrease
12	Total Project Cost	₹61 Cr.			Same
13	Total power requirement	3,250 kW	469 kW	3,719 kW	Increase
15	Rainwater Harvesting System	04 RWH pits	--	04 RWH pits	same
16	Parking (ECS)	752	-205	547	Decrease
17	Name of company	NK & KK Infra developers (P) Ltd	---	Earlwood (P) LTD	
18	Name of project	The Earlwood		9 th Avenue	

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, SEAC decided to forward the case to SEIAA with recommendations to grant amendment in Environmental Clearance granted to it vide SEIAA letter No. SEIAA/2019/639 dated 22.08.2019.

1.0 Deliberations during 251st meeting of SEIAA held on 23.06.2023

The meeting was attended by the following:

- (i) Mr. Rishi Kapoor, Director M/s Earlwood (P) LTD.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Mr. Deepak Gupta, Environmental Advisor
- (iv) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA allowed the Consultant to present the salient features of the Project before the Authority. A copy of the presentation was taken on record.

SEIAA noted that the PP was earlier granted EC on 22.08.2019 for establishment of a Commercial-cum-Multiplex Project "The Earlwood" to be developed by M/s NK and KK Infra Developers (P) Ltd in net plot area of 17,424 sqm, built-up area of 47,359 sqm and population

of 5,562 persons. As per present proposal seeking amendment in the EC, the promoter company has changed its name to 9th Avenue, and the project shall be developed by M/s Earlwood (P) Ltd in net plot area of 17,417.86 sqm, built-up area of 45,258.30 sqm and estimated population of 4,438 persons.

As per the proceedings of SEAC meeting, the project population, built-up area, total water requirement, waste water and solid waste generation will all reduce as per the proposed amendment whereas the net plot area, green area, RWH, and STP capacity will remain the same. SEAC also took on record the certificate of incorporation of name change and the 6 monthly report on status of compliance of conditions of the earlier granted EC submitted by the PP.

SEIAA deliberated on the matter in detail and noted that the project population and built-up area would be reduced on account of the proposed amendment which would result in reduction of the environmental load of the Project.

After detailed deliberations, SEIAA decided to accept the recommendation of SEAC and grant the requested amendment in the earlier granted EC vide SEIAA letter No. SEIAA/2019/639 dated 22.08.2019 to the PP as under:

Sr. No.	Description	As per earlier Environment Clearance	As per Amendment proposal	After amendment	Remarks
1.	Net Plot Area	17,417.86 m ²			Same
2	Proposed Ground Coverage	6866.48 m ²	2188.51 m ²	9054.99 m ²	Increase
3	Proposed Green Area	1609 m ²		1609 m ²	Same
4	Built up area	47,359 m²	-4010 m²	43333 m²	Decrease
5	Estimated Population (Individuals)	5562 Persons	- 1204	4358 Persons	Decrease
6	Total water requirement	103 KLD	-11	92 KLD	Decrease

7	Fresh water requirement	41 KLD	1 KLD	42 KLD	Increase
8	Flushing water demand	62 KLD	12 KLD	50 KLD	Decrease
9	Waste water generation	83 KLD	9 KLD	74 KLD	Decrease
10	STP capacity	1 STP of total 125 KLD			Same
11	Total solid waste generated	1113 kg/day	- 205	908 Kg/day	Decrease
12	Total Project Cost	₹61 Cr.			Same
13	Total power requirement	3,250 kW	469 kW	3,719 kW	Increase
15	Rainwater Harvesting System	04 RWH pits	--	04 RWH pits	same
16	Parking (ECS)	752	-205	547	Decrease
17	Name of company	NK & KK Infra developers (P) Ltd	---	Earlwood (P) LTD	
18	Name of project	The Earlwood		9 th Avenue	

Item no. 251.03: Application for extension in validity of TOR for the manufacturing of steel billets with capacity of 1,91,100 TPA and rolling mill having capacity of 1,75,000 TPA of wire rod, round Hexa, RCS and TMT Bars at Village Kaddon, Tehsil Doraha, District Ludhiana, Punjab M/s Vaneera Industries Limited (Proposal No. SIA/PB/IND/299523/2023).

The industry was granted TOR vide SEIAA letter no. SEIAA/2019/17 dated 07.01.2019 for establishment of new unit for manufacturing of Steel Billets @1,91,100TPA and 1,75,000TPA of wire rod, Rounds, Hexa, RCS and TMT Bars by installing proposed three numbers of Induction furnaces having capacity (1x15 TPH & 2X12TPH) Concast Machine, LRF, VD along with a rolling mill having capacity 25 Ton per hours. The total project cost of the unit will be Rs 25.00 Crores. The total land area of the project is 3.25 Acres. Baseline study was done during period February, 2019 to April, 2019.

The Project Proponent has mentioned in the application proposal that due to the COVID-19 pandemic coupled with the financial constraints, the Terms of References could not be addressed well within its validity.

The Project Proponent has applied for extension in validity of Terms of Reference on 19.04.2023 and submitted a request letter, application form, PFR and copy of earlier ToR issued to the industry.

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

- (i) Mr. Daksh Garg, MD, M/s Vaneera Industries Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

During meeting, the Committee perused the Office Memorandum No. J-1103/41/2006-IA-II(I) dated 29.08.2017 issued by MoEF&CC wherein, it has been mentioned that the validity of ToRs for the project activities (except for river valley and HEP projects) for submission of EIA/EMP reports shall be three years. Further, the validity period can be extended by the concerned regulatory authority for maximum period of one year without referring the proposal to the EAC/SEAC concerned, together with an updated Form-1 and proper justification and there is no change in the terms and conditions of the ToRs. After the lapse of validity, such extension will need EAC/SEAC consideration.

The Committee further perused the Notification dated 18.01.2021 issued by MoEF&CC wherein, it has been mentioned as under:

“Notwithstanding anything contained above, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Terms of Reference granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the said Terms of Reference shall be treated as valid.”

The Committee observed that the Terms of Reference (ToR) issued to the industry on 07.01.2019 were valid for 3 years i.e up to 6.01.2022 and further upto 6.01.2023 in view of MoEF Notification dated 18.01.2021. Further, the industry has submitted application for extension in validity of ToR on 19.04.2023 after the expiry of the validity of ToR on 06.01.2023. The Committee observed that further extension in the validity of ToR cannot be considered under the ambit of the Notification and subsequent OM issued by MoEF&CC.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendation to reject the proposal of the industry for extension in validity of ToR and asked the industry to submit the fresh application for obtaining Terms of Reference under EIA Notification dated 14.09.2006.

1.0 Deliberations during 251st meeting of SEIAA held on 23.06.2023

The meeting was attended by the following:

- (i) Mr. Daksh Garg, MD, M/s Vaneera Industries Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA examined the proceedings of the 249th meeting of SEAC held on 12.06.2023 whereby SEAC has referred to OM dated 29.08.2017 and Notification dated 18.01.2021 of the MOEF&CC and has recommended that in light of the same, the extension in validity period of the ToRs as requested by the PP may not be granted as it exceeds the maximum permissible validity period.

SEIAA noted that as per paras (iii) and (iv) of the OM dated 29.08.2017 the maximum validity period of ToR's is 4 years (3 years + 1 Year extension after consideration and recommendation by SEAC). Further, as per MOEF&CC Notification dated 18.01.2021, the validity period is

deemed to be extended by a period of one year on account of Covid-19 outbreak. Thus, as per OM dated 29.08.2017 read with Notification dated 18.01.2021, the ToRs issued on 07.01.2019 would be automatically valid till 06.01.2022 and could be extended up to 06.01.2023 on the recommendation by SEAC.

SEIAA further noted that as per Notification dated 17.02.2020 of the MOEF&CC, the relevant portions relating to grant of ToR's under EIA Notification dated 14.09.2006 have been amended. Para (viii) of the Notification dated 17.02.2020 which deals with the validity period of ToRs is as under:

“(viii) The Terms of Reference for the projects or activities except for River valley and Hydro-electric projects, issued by the regulatory authority concerned, shall have the validity of four years from the date of issue. In the case of River valley and Hydro-electric projects, the validity will be for five years.”

After detailed deliberations SEIAA concluded that as per MOEF&CC Notifications dated 17.02.2020 and 18.01.2021, the Terms of Reference of all projects are deemed valid for a period of 5 years (other than River valley projects and Hydro-electric projects for which the ToRs are valid for 6 years). In the instant case, the ToR's were issued on 07.01.2019 and are, therefore, valid till 06.01.2024. PP and SEAC may, therefore, be advised accordingly.

Item no. 251.04: Application for obtaining Terms of Reference under EIA notification dated 14.09.2006 for Affordable Group Housing project “DREAM HEIGHTS” by M/s Dreamland Developers located at opp. Toyota car showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab. (Proposal No. SIA/PB/INFRA2/428306/2023).

The Project Proponent has applied for obtaining Terms of Reference for establishment of Affordable Group Housing project namely “DREAM HEIGHTS” by M/s Dreamland Developers. The total land area of the project is 2.84 acres having built up area of 43,155.63 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted online form, PFR and other relevant documents through Parivesh Portal. He has deposited Rs. 21,578/- vide UTR No. YESB31232938834 dated 03.05.2023, as checked & verified by the supporting staff of SEIAA.

The Project Proponent has mentioned that the construction work of the group housing project has already been started and the construction activity of basement of the project has been completed. The Project Proponent further mentions that he was not aware of the permission required under EIA notification dated 14.09.2006 before starting construction activity at site. As soon as this aspect came into the knowledge, he immediately stopped the further construction activity at site.

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

- (i) Mr. Sunil Kumar, Partner M/s Dreamland Developers.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee. Thereafter, the Environmental Consultant presented the salient features of the case as under:

Sr. No.	Description	Details
1	Basic Details	

1.1	Name of Project & Project Proponent:	Affordable Group Housing project "DREAM HEIGHTS" by M/s Dreamland Developers.		
1.2	Proposal:	SIA/PB/INFRA2/428306/2023		
1.3	Location of Project:	Opp. Toyota car showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab		
1.4	Details of Land area & Built up area:	Sr. no.	PARTICULARS	AREA (m²)
		1	Net Plot Area	11515.71
			Bifurcation of built-up area as per the components	m²
		1	FAR Area	
			1-16 floors of Block A @ (1244.46 SQMT.) X16	19911.36
			1-15 floors of Block B @ (833.73 SQMT.) X 15	12505.95
			1-8 floors of EWS Block @ (182.70 SQMT.) X 8	1461.60
			One time lift area	67.49
			Basement Staircase Area	122.40
			Community Centre Area	273.40
			Commercial Area	80.91
			Toilet Area	10.28
		2	Non-FAR Area	
			Basement Area	6651.24
			Balconies/Terrace Area	2071

		Total	43155.63 m²
		The above details are as per the conceptual plan submitted by the Promoter Company.	
1.5	Category under EIA notification dated 14.09.2006	8(a), But it is a violation case, therefore applied for obtaining TORs on dated 06.05.2023 under Violation Category. The construction was started on dated 05.01.2023. Basement work is almost complete. The construction stopped on dated 05.05.2023.	
1.6	Cost of the project	Rs. 48 Crores	
2.	Site Suitability Characteristics		
2.1	Whether project is suitable as per the provisions of Master Plan:	The site falls in residential zone as per master plan of Bathinda	
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for change of land use for total land measuring 11515.71sqm issued by Department of Town & Country Planning, Punjab vide Memo No. PB/CLU/BTI/BATHI/2622 dated 21.10.2022 for residential housing project submitted.	
3	Forest, Wildlife and Green Area		
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. Self-declaration in this regard is submitted.	
3.2	Whether the project required clearance under the provisions	Project is not covered under PLPA, 1900.	

	of Punjab Land Preservation Act (PLPA), 1900.																															
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the project does not require clearance under Wildlife Protection Act, 1972. Self-declaration in this regard is submitted.																														
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within influence of Eco-Sensitive zone.																														
3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 3098.30 sq.m. Total no. of trees to be planted - 620																														
4.	Configuration & Population																															
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4.2	Population details <ul style="list-style-type: none"> Total Population = 1906 persons <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>No. of Units</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3BHK</td> <td>312@5persons per unit</td> <td>1688</td> </tr> <tr> <td></td> <td>EWS</td> <td>32@4 persons per unit</td> <td></td> </tr> <tr> <td>2</td> <td>Shops</td> <td>3@2person per unit</td> <td>6</td> </tr> <tr> <td>3</td> <td>Community Centre</td> <td>-</td> <td>182</td> </tr> <tr> <td>4</td> <td>Maintenance staff</td> <td>--</td> <td>30</td> </tr> <tr> <td></td> <td>TOTAL</td> <td></td> <td>1906</td> </tr> </tbody> </table>		S. No.	Description	No. of Units	Population	1	3BHK	312@5persons per unit	1688		EWS	32@4 persons per unit		2	Shops	3@2person per unit	6	3	Community Centre	-	182	4	Maintenance staff	--	30		TOTAL		1906
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During meeting, the Environmental Consultant of the Project Proponent apprised the Committee that baseline study for the project has already been started from 25.03.2023. The Committee allowed the Environmental Consultant to continue carrying out the baseline study.

The Project Proponent apprised the Committee that the construction work of the basement of the project has been completed. Therefore, application for ToR has been submitted under violation category. In this regard, the Committee asked the Project Proponent to submit the details of the construction activity carried out in the project along with month/year of

construction required for evaluating the extent of violation at the time of submission of final EIA report.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for Affordable Group Housing project "DREAM HEIGHTS" by M/s Dreamland Developers, Anoop Nagar, Dabwali Road, Bathinda, Punjab:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.
3. The Project Proponent shall submit the details of the construction activity carried out in the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.

19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

1.0 Deliberations during 251st meeting of SEIAA held on 23.06.2023

The meeting was attended by the following:

- (i) Mr. Sunil Kumar, Partner M/s Dreamland Developers.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA allowed the Environmental Consultant of the Promoter Company to present the reply before the Authority. A copy of the presentation was taken on record.

On query by SEIAA, consultant to the PP informed that the EIA report would be prepared in accordance with the SOPs dated 07.07.2021 issued by the MOEF&CC. PP further stated that all the specific and standard ToRs recommended by the SEAC were acceptable to them.

After detailed deliberations, SEIAA decided as under:

- a) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
- b) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - (i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - (ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- c) Terms of reference be issued to the project proponent as recommended by SEAC for carrying out detailed EIA studies and preparation of the EMP with additional TORs as under:
 - (i) Project proponent shall submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.
 - (ii) Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.
 - (iii) The PP shall propose Additional Environmental Activities to be undertaken for amelioration of the Environment for an amount of Rs 50 Lakhs out of the list of activities approved by SEIAA / SEAC.

Item No.251.05: Application for Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture). (Proposal no. SIA/PB/NCP/30232/2018).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/2015/175 dated 16.01.2015 for the development of Housing project namely "Residential Mega Township" at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar. The total scheme area of the project was 287.90 acres, out of which ned planned area was 204.30 acres.

The Project Proponent was granted Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab.

The project proponent has submitted EIA report after incorporating the compliance of Terms of Reference along with other relevant documents. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14th September, 2006. The Project Proponent has submitted a copy of certified compliance report of the conditions imposed in the earlier Environmental Clearance granted to the promoter company.

The project proponent has submitted application Form, EIA Report and other additional documents on online portal. The projected built up area proposed for the project is 2156924.03 sqm. The processing fee of Rs. 21,56,924.03/- (Rs. 4,80,870/- has been paid vide UTR No. HDFCR520220465765765451 dated 04.05.2022, fees amounting Rs. 10,76,056.03/- has been deposited through RTGS vide UTR No. HDFCR52022090894361325 dated 08.09.2022 and balance fees amounting Rs. 6,00,000/-has been paid vide UTR No. PUNBR52022090816184274 dated 08.09.2022). The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7681 dated 21.12.2022 has sent the latest construction status report with details as under:

"Accordingly, the site was visited by the officer of the Board on 16.12.2022 and it was observed as under:

Sr.No.	Report of point sought by SEIAA	Remarks
1.	Construction status of the proposal	<ol style="list-style-type: none"> 1. The proposed site is located on both side of PR-4 Road leading from Maloa to Boothgarh in the revenue estate of above said villages, Tehsil Kharar, Distt. SAS Nagar 2. The GPS coordinates of the site are 30 '48'15"N and 76'43'07"E. 3. The entire project is divided into 06 pockets of containing 2182 plots. The individual have constructed approx. 170. Out of which, 26 families are residing in the residential townships. The project proponent has laid down sewer line /electricity in extension part of pocket-E. During visit, 7-8 kothi have been constructed in extension part of pocket-E. 4. The effluent generated from the 26 houses is being discharge into sewer line but still the effluent is not reached the STP collection tank. 5. The project proponent has installed STP @ 200 KLD in pocket-C. STP was not in working condition.
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.	<p>The following units are located within 500 m radius of the unit:</p> <ol style="list-style-type: none"> 1. No rice sheller/stone crusher/ hot mix plant/ brick kiln exist within 500 mtr from the proposed site. 2. There is no jaggery, petroleum outlet exists within 100 mtr of the site. 3. There is seasonal drain/nallah/ choe exist adjoining the site. 4. There is no eco-sensitive structure within 500 mtr of the site.

3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines farmed by the Government of Punjab for such project.
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As mentioned above, the project proponent has started construction work without obtaining the environmental clearance, as such the project proponent has not comply with the Office Memorandum F.no. 22-21/2022-IA.iii dated 7/7/2022 issued by MoEF&CC.”

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Authorized Signatory M/s Altus Space Builders Pvt. Ltd..
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the EIA report as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	The Residential Mega Township by M/s. Greater Punjab Officers Corporative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (In Joint Venture)
1.2	Proposal:	SIA/PB/NCP/30232/2018
1.3	Location of Project:	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab

1. 4	Details of Land area & Built up area:	Total scheme area: 396.08 acres Net planned area: 317.52 acres Built- up area: 21,56,924.03 sq.m.
1. 5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) – ‘Township and Area Development’
1. 6	Cost of the project	Rs. 1028 Crores
2.	Site Suitability Characteristics	
2. 1	Whether project is suitable as per the provisions of Master Plan:	Permission for Change of Land Use for the total land area of 392.03 acres (23.75 acres + 54.40 acre + 57.70 acre + 229.77 acre + 26.41 acre) submitted, however, total land area of 396 acres has been proposed for grant of Environmental Clearance. The Project Proponent needs to submit the permission for CLU for remaining 3.97 acre land area.
2. 2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	As per the Master Plan of New Chandigarh, project site falls under residential zone.
3	Forest, Wildlife and Green Area	
3. 1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. NOC in this regard submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the Project is not covered under PLPA, 1900.														
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Yes. City Bird Sanctuary is located at 10 km; SE & Sukhna Wildlife Sanctuary at 8 km; NE from the project location. Thus, NBWL clearance is required for eco-sensitive zone of Sukhna Wildlife sanctuary. Application has been filed to obtain NBWL Clearance.														
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes Project falls in eco-sensitive zone of Sukhna Wildlife Sanctuary.														
3.5	Green area requirement and proposed No. of trees:	Total green area: 77,294.96 sq.m. Proposed trees to be planted: 20,040 nos.														
4.	Configuration & Population															
4.1	Proposal & Configuration	The project comprises of total scheme area of 396.08 acres and net planned area of 317.52 acres. The details are as under:														
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1	Area under Residential Development	138.37	43.58													
2	Group Housing	8.27	2.6													

		3	Area under Commercial Development	15.82	5
		4	Area under Parks	19.10	6.02
		5	Area under Public Buildings	24.76	7.79
		6	Area under Roads, Pavements, open	111.20	35.01
		Total		317.52	100

*The details are as per the layout plan approved on 28.03.2018 from Chief Town Planner, Punjab.

4. Area details as per Environmental Clearance and after expansion:
2

Sl. No.	Description	EC Accorded		Proposed	Total (After Expansion)	
		Area (in sq.m.)	Area (in acres)	Area (in acres)	Area (in sq.m.)	Area (in acres)
1	Total Plot Area (Scheme Area)	11,65,089.96	287.9	108.18	16,02,880.31	396.08
2	Area Under EWS	64,304.55	15.89	3.98	80,411.1082	19.87 (@ 5.02%)
3	Area under Govt. Acquisition	24604.9	6.08	4.22	7,527.16	1.86
4	Area under Revenue Rasta	21084.12	5.21	2.77	32,293.94	7.98
5	Area under Sector Road	83203.40	20.56	1.48	89,192.79	22.04

	6	Reserved Area	146213	36.13	-9.32	1,08,496.32	26.81
	7	Net Planned Area [1-(2+3+4+5+6)]	8,26,772.76	204.03	113.49	12,84,958.98	317.52
	8	Area Under Residential	3,93,880.53	97.33	41.04	5,59,964.02	138.37
	9	Area Under Commercial	42,977.61	10.62	5.2	64,021.32	15.82 (@ 5%)
	10	Area under Amenities / Public Buildings	43,989.33	10.87	13.89	1,00,200.25	24.76
	11	Area under Group Housing	20,719.92	5.12	3.15	33,467.53	8.27
	12	Total Saleable Area (incl. EWS) (2+8+9+11)	--	-	-	7,37,863.98	182.33 (@ 54.04%)
	13	Area under Parks	49,695.39	12.27	6.83	77,294.96	19.10
	14	Area under roads, paved open spaces	83,203.37	20.56	90.64	4,50,010.43	111.2
4. 3	Population details						

Sl. No.	Description	Norms	EC Accorded		Proposed	Total (After Expansion)	
			Total Plots / Area	No. of Persons	No. of Persons	Total Plots / Area	No. of Persons
1.	Residential Plotted Development	15 persons per plot	1,202 Plots	18,030	14,685	2,181 Plots	32,715
2.	Group Housing	450 persons per acre	5.12 acres	2,304	1,418	8.27 acres	3,722
3.	Commercial	100 persons per acre	10.62 acres	1,062	520	15.82 acres	1,582
4.	Amenities	100 persons per acre	10.87 acres	1,087	1,389	24.76 acres	2,476
5.	EWS	400 persons per acre	15.89 acres	6,356	1,592	19.87 acres	7,948
Total				28,839 Persons	19,604 Persons		48,443 Persons
5	Water						
5.1	Water details after expansion:						

EC Accorded and Total (After Expansion)				
Sl. No.	Description	EC Accorded	Proposed	Total (After Expansion)
1.	Total Water Demand	4,100 KLD	2,075 KLD	6175 KLD
2.	Fresh Water Demand	3,032 KLD	1,065 KLD	4097 KLD
3.	Wastewater generated	3,280 KLD	2054 KLD	5,334 KLD
4.	STP capacity	STP of 3.5 MLD capacity	Additional STP of 2.5 MLD capacity	Proposed overall STP of 6 MLD capacity

Sl. No	Description	Flushing Water Requirement (lpcd)	Total (After Expansion)	
			Population	Total Water Requirement
1.	Floating population	20	4,058	183 KLD
2.	Residential Population	45	44,385	5992 KLD
Total				6175 KLD

Total water req. (@ 135 lpcd for residential & @ 45 lpcd for floating)		6,175 KLD
Flushing water req. (@ 45 lpcd for residential & 20 lpcd for floating)		2,078 KLD

	Flow to sewer (@ 80%)		4,940 KLD
	Treated water (@ 98%)		4841 KLD
	Green area req.	19.1 acres (77,295 sq.m.)	
	• Summer (@ 5.5 lt./m2/day)		425 KLD
	• Winter (@ 1.8 lt./m2/day)		139 KLD
	• Monsoon (@ 0.5 lt./m2/day)		39 KLD
5.1	Total fresh water requirement:	4097 KLD	
5.2	Source:	Borewell	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	No. Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for quantity of 4097 KLD through bore well.	
5.4	Total wastewater generation:	4940 KLD	
5.5	Treatment methodology: (STP capacity, technology & components)	4940 KLD of sewage will be generated from the project which will be treated in proposed STP of 6 MLD capacity based on MBBR Technology.	
5.6	Treated wastewater for flushing purpose:	2078 KLD	

5.7	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer					
5.8	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement (77,295 sqm)	Into sewer
	1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD	Summer: 2338 KLD Winter: 2624 KLD Monsoon: 3110 KLD
5.10	Rain water harvesting proposal:	Total 192 Recharge Pits i.e. 155 pits by individual plot owners and 37 recharge pits by developer.					
6	Air						
6.1	Details of Air Polluting machinery:	5 DG sets of 120 kVA capacity each					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	Waste Management						

7.1	Total quantity of solid waste generation	18.56 MT/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	10 Mechanical composters of 1000 kg, 1 of 200 kg and 1 of 150 kg capacity will be installed within the project premises.
7.5	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	Energy Saving & EMP	
8.1	Power Consumption:	Total power demand for the proposed project will be 10,000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas.
8.3	Details of activities under Environment Management Plan Construction phase	
	Description	Capital Rs. Lakhs Recurring Cost Rs. Lakhs/annum

Waste Water Management STP of 6 MLD (in modules) MBBR, UF	500	7
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2
Landscaping	25	5
Rainwater Recharging (37 pits)	60	10
Environmental Monitoring	4	4
Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	350	5
Energy Conservation Measures (Solar lighting, CFL)	40	1
TOTAL	Rs. 1029 Lakhs	Rs. 34 Lakhs/annum

Operational phase

Description	Recurring Cost (Rs. In Lakhs/annum)
Waste Water Management STP of 6 MLD (in modules) MBBR, UF	20
Air & Noise Pollution Management	5
Landscaping	21 (for 3 years)
Rainwater Recharging (37 pits)	10
Environmental Monitoring	4

	Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)		10																												
	Energy Conservation Measures (Solar lighting, CFL)		5																												
	Miscellaneous		2																												
	TOTAL		Rs. 77 Lakhs/annum																												
8.	CER details:																														
4	<table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Activities</th> <th rowspan="2">Fund allocated (Lakhs)</th> <th colspan="2">Timeline</th> </tr> <tr> <th>Start</th> <th>Completed</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maintenance of School Building, Construction of Toilets, Solar panels, furnitures, electronics devices and installation of RO system at Govt. Middle School, Dhode Majra.</td> <td>130</td> <td>After grant of EC</td> <td>5 Years</td> </tr> <tr> <td>2.</td> <td>Adoption of Pond in Village Dhodemajra and its maintenance</td> <td>60</td> <td>After grant of EC</td> <td>5 Years</td> </tr> <tr> <td>3.</td> <td>Health Facilities like provision of ambulance, wheel chairs and health checkup camps in nearby villages</td> <td>40</td> <td>After grant of EC</td> <td>5 Years</td> </tr> <tr> <td>4.</td> <td>Installation of solar lights in Village of Salamtpur</td> <td>10</td> <td>After grant of EC</td> <td>5 Years</td> </tr> </tbody> </table>				S. No.	Activities	Fund allocated (Lakhs)	Timeline		Start	Completed	1.	Maintenance of School Building, Construction of Toilets, Solar panels, furnitures, electronics devices and installation of RO system at Govt. Middle School, Dhode Majra.	130	After grant of EC	5 Years	2.	Adoption of Pond in Village Dhodemajra and its maintenance	60	After grant of EC	5 Years	3.	Health Facilities like provision of ambulance, wheel chairs and health checkup camps in nearby villages	40	After grant of EC	5 Years	4.	Installation of solar lights in Village of Salamtpur	10	After grant of EC	5 Years
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	5.	Promoting tree plantation & maintenance and social awareness program in nearby surrounding areas	17	After grant of EC	5 Years	
		Total	257			

During meeting, the Project Proponent apprised the Committee that the promoter company has already carried out construction in the land area wherein, the expansion is proposed to be carried out. As such, the project attracts the provisions of the violations under the EIA notification dated 14.09.2006. The Committee asked the Project Proponent to immediately stop the construction activity and submit the details of the construction activity already carried out in the proposed expansion project along with its timelines. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted the component wise details of the land area, built up area, population, water requirement, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal. The Project Proponent assured the Committee that the said details shall be provided before the next meeting of SEAC.

The Committee further observed that the Project Proponent has neither obtained permission for abstraction of ground water from PWRDA, nor submitted any details pertaining to the management and disposal of 18.56 MT/day of solid waste generation from the project. Further, no specific details and NOCs from the respective stakeholder have been provided for carrying out the CER activities.

The Committee decided that being violation case, SEIAA may be requested to write to PPCB to take action under Section 15 read with Section 19 of The Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006.

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

- (i) The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.
- (ii) The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.
- (iii) The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
- (iv) The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.
- (v) The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
- (vi) The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016
- (vii) The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.
- (viii) The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.
- (ix) The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.

Deliberations during 245th meeting of SEAC held on 24.04.2023.

The meeting was attended by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd..

(ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

(iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented reply as under:

S. No.	ADS Queries	Reply
1.	The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.	Construction activities in the expansion part were initiated in mid-April, 2021 and continued till mid-September, 2021. After that no construction has been done in the expansion part and presently also no construction activity is being carried out at the site. Undertaking regarding the same submitted.
2.	The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.	Road base construction in approximately 17000 sq.m. of area in the expansion part has been done over a period of 5 months i.e. mid-April, 2021 to mid-September, 2021.
3.	The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc. as per the earlier Environmental Clearance	Comparison chart for all the components submitted.

	granted to the promoter company viz- a-viz expansion proposal.	
4.	The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.	The application to obtain the permission for abstraction of ground water from PWRDA has been submitted.
5.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act , 1972.	The application has been submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
6.	The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016.	The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules 2016 submitted.
7.	The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.	Additional CLU has been obtained for an area of 61.13 Acres. Copy of same submitted.
8.	The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.	The detailed proposal for CER activities along with NOC submitted.

9.	The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.	Self-declaration stating that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area submitted.
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The Committee observed that Member Secretary SEAC vide letter no. 13 dated 05.01.2023 requested SEIAA to write to PPCB to take action under Section 15 read with Section 19 of the Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006. However, no report in this regard has been received from SEIAA.

The Committee observed that the Project Proponent was issued Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 with the following conditions besides other conditions:

- (i) Special condition: - Northern Regional Office, MoEF&CC, Chandigarh has yet not verified the compliance of conditions of earlier EC granted to the project. Thus, the observations to be made by MoEF&CC w.r.t compliances of previous EC, will be considered as additional ToRs for the expansion project. Further, the application for grant of EC for the expansion project will be considered only after the confirmation of the compliance of conditions of EC of the existing project.
- (ii) Additional ToR:- The Project Proponent shall re-work on the proposal to install STP considering waste water generation 80% of the total water consumption @ 200 LPCD on module basis so as to effectively handle the waste water as per generation from the society.

In compliance of the above, the Committee observed that MoEF&CC is yet to submit the certified compliance report. Further, the Project Proponent has submitted the proposal by considering the water consumption @ 135 LPCD against ToR condition of @ 200 LPCD. The Project Proponent agreed to revise the same.

The Committee perused the ADS reply submitted by the Project Proponent and found it incomplete w.r.t point no. 2, 6 & 8. The Project Proponent in the ADS reply of point no. 2 has not provided the details of road base construction carried out in the 17000 sq. m. area in the expansion part. Further the Project Proponent in the ADS reply of the point no. 6 has not provided the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc., agreement with the municipal authority for the disposal of inert waste. Further, the Project Proponent in the ADS reply of point no. 8 has provided repair of school roof, fixing of tiles on roof, furniture for anganwari workers etc. under CER activities which does not cover under environmental protection activities.

The Committee further perused the damage assessment, remediation plan and natural resource augmentation plan submitted by the Project Proponent and observed that the same is prepared without taking into account the No. of days of violation. No remediation measures have been proposed as the same has been mentioned as "Not Applicable". Proposal regarding submission of penalty amount to be deposited also not submitted. The Committee observed that the Damage Assessment Plan, Remediation Plan & Natural Resource Augmentation Plan was not in consonance with the Standard Operating Procedure as laid down by MoEF&CC vide Office Memorandum dated 7.07.2021 for identification and handling of violation cases.

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

- (i) The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&CC in their certified compliance report.
- (ii) The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.
- (iii) The Project Proponent shall submit the details of road base construction carried out in the 17000 sq. m. area in the expansion part.

- (iv) The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.
- (v) The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.
- (vi) The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.
- (vii) The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.
- (viii) The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.

Deliberations during 247th meeting of SEAC held on 22.05.2023.

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	ADS Queries	Reply by the Project Proponent
1.	The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the	Certified Compliance Report has been obtained from RO, MoEF&CC, Chandigarh vide letter no. 5-852/2015-RO(NZ)/583 dated 02.12.2022. Copy of the same has already been enclosed with reply of EDS dated 07.10.2022. Copy of

	observations raised by MoEF&CC in their certified compliance report.	certified compliance report is submitted.
2.	The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.	Revised water demand calculations @ 200 lpcd along with water balance is submitted. Letter has been submitted to GMADA for disposal of excess treated water. Copy of acknowledgement is submitted.
3.	The Project Proponent shall submit the details of road base construction carried out in the 17,000 sq.m. area in the expansion part.	Area development done in expansion part = 17,000 sq.m (4.2 acres) disturbed during construction phase for laying of roads, sewer, storm, water supply, etc. Length of road = 2,200 m Width of road = 7.7 m Area of road = 17,000 sq.m. (approx.) Out of this, only 2,500 sq.m of area is involved under concrete or brick work in construction of roads. While, built-up area constructed by 11 individual plot owners = 2,010 sq.m.
4.	The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area	2,280 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste

	for organic & inorganic waste, composters, material recovery facility etc.	management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.
5.	The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.	Letter has been submitted to GMADA for disposal of inert solid waste. Copy of acknowledgement is submitted.
6.	The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.	Revised CER activities along with NOCs is submitted.
7.	The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.	<p>Revised Chapter 13 stating the details of the damage assessment, remediation plan & natural resource augmentation plan is submitted.</p> <p>1. As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration regarding violation vide dated 03.03.2022). Date of submission of application proposal for EIA Notification dated 14.09.2006 is 19.05.2022. However, date of</p>

		<p>stoppage of construction work was 12.09.2021.</p> <p>2. The Capital & Recurring cost for Damage Assessment has been estimated as 10.19 lakhs and Rs. 0.014 lakh/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 14.7 lakhs for 326 days of violation.</p> <p>3. The Project Proponent after the grant of ToR committed the violation by carrying out the development/construction activity. The project cost incurred Rs. 4.60 Cr in expansion part without obtaining Environmental Clearance from 09.04.2021 till 15.09.2021 as per the CA certificate dated 22.04.2023 (CA certificate dated 22.04.2023 submitted). Further, as the operation has not been commenced. Therefore, taking into consideration of the clause 12(i) of the OM dated 07.07.2021, penalty of Rs. 2.3 Lakhs have been worked out as total amount will be deposited.</p>
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8.	The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.	Superimposed layout plan is submitted.
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The Committee perused the reply of Sr. No. 1 in the above table submitted by the Project Proponent vide letter dated 29.11.2022, in response to the observations conveyed by Regional Office of MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022, and observed that reply is incomplete with respect to following:

- (i) The Project Proponent has developed 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh which is on lower side.
- (ii) The Project Proponent has mentioned that NOC for structural safety and fire NOC are not applicable being a development project. The same was found to be not in order.
- (iii) The Project Proponent has also mentioned that due to financial crisis in the company, partial Consent to Operate (CTO) could not be applied. Further, the application has been filed to Punjab Pollution Control Board for partial Consent to Operate. The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent.
- (iv) The Project Proponent has submitted a copy of the work order for providing composter of 250 KG capacity for treatment of organic waste. The Committee perused the work order and observed that no cost of the proposed composter has been mentioned in the same. The Committee took serious note of the issue and asked the Project Proponent and Environmental Consultant to be careful in future while submitting the documents before Committee.

The Committee observed that the Project Proponent has not provided the details of various components like storage area, material recovery facility, management of organic & inorganic

waste, use of manure etc. The Project Proponent has also not submitted the agreement with the municipal authority for the disposal of inert waste. The Committee asked the Project Proponent to submit revised solid waste management proposal.

The Committee further observed that the Capital & Recurring cost proposed for Damage Assessment as Rs. 10.19 lakhs and Rs. 0.014 lakh/day respectively and the amount allocated towards Remediation Plan and Natural & Community Resources Augmentation Plan as Rs. 14.7 lakhs are on lower side and needs to be checked.

The Project Proponent apprised the Committee that the proposed project is located at a distance of 8 Km from Sukhna Wildlife Sanctuary as such he has applied for obtaining clearance from National Board for Wildlife (NBWL) as the project falls within eco-sensitive zone of the Sukhna Wildlife Sanctuary. In this regard, the Committee perused the SEIAA letter no. 518 dated 28.03.2023 addressed to Member Secretary vide which it was informed as under:

“The Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden, vide letter no. 8334 dated 13.02.20223 has informed that the PCCF (HoFF), Punjab vide his letter dated 10.01.2023 requested the State Government to send the proposal to the Government of India, MoEF&CC/CEC to declare only 100 metres area of Punjab surrounding Sukhna Wildlife Sanctuary as eco sensitive zone. Further, it has been informed that until the approval of the Government of India is obtained for notifying the eco-sensitive zone of 100 metres around Sukhna Wildlife Sanctuary, as per the Hon’ble Supreme Court order dated 03.06.2022, the width of eco-sensitive zone is to be considered as 1 km.”

In view of above the Committee decided not to press the Project Proponent for obtaining NOC from National Board for Wildlife (NBWL) due to the decision taken by the SEIAA to observe 1Km as eco-sensitive zone around the wildlife sanctuary.

The Committee perused the Environmental Clearance earlier granted to the project vide SEIAA letter No. 175 dated 16.01.2015 with a proposal to dispose of the excess treated wastewater of 2.1 MLD into the public sewer. The said Environmental Clearance was granted in view of GMADA Memo No. DE(PH-1)2014/2210 dated 23.05.2014 mentioning that GMADA will account for water supply and sewage load from the project while designing the trunk services on the peripheral grid road of Mullanpur, Master Plan.

However, in the present expansion proposal, the Project Proponent has proposed to discharge excess treated wastewater of 4.9 MLD into public sewer. The Project Proponent has submitted a copy of GMADA letter No. GMADA-DE (PH-2)-2023/1169 dated 19.05.2023, wherein, it has been mentioned that it is proposed to lay 600mm diameter pipeline on VR-5 road passing through the project, for the purpose of disposal of surplus treated wastewater left after utilizing within the project. The pipeline could only be laid after the land of VR-5 is acquired by the concerned office. The connection would be provided as per the terms & conditions laid down by GMADA.

The Committee observed that earlier GMADA vide letter dated 23.05.2014 informed that GMADA will account for water supply and sewage load from the project and now GMADA vide letter dated 19.05.2023 indicated that land of VR-5 has not been acquired. The Committee observed that even after the lapse of 9 years, land has not been acquired so far by the GMADA and no timelines have been given for laying the sewer pipe line.

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

- (i) The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.
- (ii) The Project Proponent shall submit the revised reply of the observations raised by MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:
 - a) Development of 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.
 - b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.
 - c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.
 - d) The Project Proponent shall submit proper copy of the work order for providing composters.

- (iii) The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic waste, composters, material recovery facility, utilization/disposal of manure etc.
- (iv) The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.
- (v) The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for the disposal of excess treated waste water.
- (vi) The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The case was considered by the following:

- (i) Mr. Sanjay Carol Harrison M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	ADS Queries	Reply
(i)	The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.	The break-up of net planned area as per earlier accorded Environmental Clearance and as per the expansion proposal is given in Table 1 below.

Table 1: Comparison of breakup of net planning area as per Earlier EC and as per Expansion proposal

S. No.	Components	EC accorded	As per Expansion proposal
		Area (in acres)	
1.	Area under Residential including Group Housing	97.333	146.64
2.	Area under Commercial	10.62	15.82
3.	Area under Amenities/ Public buildings/ Institution including Utilities	12.61	24.76
4.	Area under Internal Roads, paved & open spaces	71.187	111.2
5.	Area under Parks	12.28	19.10
Net Planned area		204.03 acres	317.52 acres

S. No.	ADS Queries	Reply
(ii)	<p>The Project Proponent shall submit the revised reply of the following observations raised by MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:</p> <p>a) Development of 17.2 acres of green area out of total green area of 19.10 acres by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.</p>	<p>The revised reply of observations raised by MoEF&CC vide letter dated 18.11.2022 is given below:</p> <p>a) The figure of Rs. 30 lakhs was mentioned due to typographic error instead of Rs. 230 lakhs. Thus, an expenditure of Rs. 2.3 Crores have been spent on development of 17.2 acres of green area within the project.</p>

	<p>b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.</p> <p>c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.</p> <p>d) The Project Proponent shall submit proper copy of the work order for providing composters.</p>	<p>b) It is to highlight that our project is plotted residential township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will obtain separate NOC such as structural safety certificate, fire NOC, etc. at the time of building plan approval of their plot.</p> <p>c) Being a residential plotted township project, development in the form of roads, plumbing lines, electrical lines, etc. is being done by us. Due to COVID-19, development of the project has been slow down. Although, plots are being developed by individual plot owners. Only 50 plots are operational. Earlier, we were unaware of obtaining Consent to Operate (CTO). Accordingly, adequate STP of 250 KLD capacity has been installed recently. Thus, application has been filed to PPCB for obtaining partial CTO. Copy of acknowledgement is submitted. Further, it is to assure you that CTO will be obtained in 1-2 months of time.</p> <p>d) Proper copy of work order for composter is submitted.</p>
(iii)	<p>The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic</p>	<p>5,700 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation</p>

	waste, composters, material recovery facility, utilization/disposal of manure etc.	area, location of composters, area for ready compost, etc. is submitted. Solid waste management proposal is submitted.
(iv)	The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.	It is to highlight that there are two periods for submission of compliance reports i.e. period from 1 st April to 30 th September and 1 st October to 31 st March. Also, it is to inform you that earlier Environmental Clearance has been issued in offline mode. Accordingly, compliance report against earlier EC cannot be uploaded on Parivesh portal. Thus, acknowledgement mail for submission of compliance report for period from 1 st April to 30 th September (i.e. period ending 30.09.2022) and period from 1 st October to 31 st March (i.e. period ending 31.03.2023) is submitted.
(v)	The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for the disposal of excess treated waste water.	GMADA letter No. 1424 dated 02.06.2023 submitted wherein it has been mentioned that timeline for laying of 600 mm dia pipeline on VR-5 road for disposal of surplus treated wastewater shall be laid within 3-4 years.
(vi)	The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.	Revised details of the damage assessment, remediation plan & natural resource augmentation plan is submitted. Revised CER is also incorporated in it.

The Project Proponent presented the revised details of Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

- (i) As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration to SEIAA regarding violation vide dated 03.03.2022).
- (ii) The Committee observed that the Project Proponent has not submitted proof of date of the start of construction activity i.e., 12.04.2021 indicated for calculating the number of days of violation. In this regard, the Project Proponent apprised the Committee that contract for carrying out the civil work was awarded to M/s Abbott Infratech P Ltd, Mohali on 07.04.2021. A copy of the letter written by the Promoter Company to the Contractor agency was submitted which was taken on record by the Committee.
- (iii) The Total Cost of Damage Assessment has been estimated as Rs. 42 Lakhs (Capital Cost- 10.19 lakhs & Recurring Cost - Rs. 6.84 Lakh for 326 days of violation @ 0.021 lakh/day). Further, the economic benefit accrued due to violation has been estimated as Rs. 25 Lakhs. The total cost of Remediation Plan and Natural & Community Resources Augmentation Plan has been assessed as Rs. 42 lakhs.
- (iv) The Project Proponent at the time of submission of EIA report suo-moto committed the violation by carrying out the construction activity. The Project Proponent has worked out the penalty amount as Rs. 50.918 Lakhs (0.5 % of the project cost of Rs. 99.03 crore + 0.125 % of the total turnover of Rs. 11.23 crore involved during the period of violation) which shall be deposited with Punjab Pollution Control Board. The Project Proponent submitted the CA certificate dated 10.06.2023 of the total project cost of Rs. 99.03 crores and total turnover of Rs. 11.23 crore which was taken on record.
- (v) A complaint has been filed u/s 15, 16, 5 & 19 of Environmental Protection Act 1986 in Hon'ble Court of Sub Division Judicial Magistrate, Kharar by Punjab Pollution Control Board against M/s Altus Space Builders Pvt. Ltd. and M/s Greater Punjab Officers Co-operative House Building Society (in Joint Venture) for the violations of the provisions of EIA notification dated 14.09.2006. The next date of the hearing has been fixed for 02.08.2023.

- (vi) The Project Proponent has submitted the revised details of CER activities and Additional Environmental Activities proposed under the project.
- (vii) The Project Proponent has submitted an affidavit that no possession/occupation shall be given until the outlet of the project sewer is connected with the GMADA sewer.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award 'Silver Grading' to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture), subject to the following specific & standard conditions:

Specific Conditions:

- (i) The Project Proponent shall submit the Bank Guarantee of Rs. 42 lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the remediation and natural & community resource augmentation plan.
- (ii) The Project Proponent shall deposit penalty amount of Rs. 50.918 lacs with Punjab Pollution Control Board, in compliance to the OM dated 07.07.2021 issued by MoEF&CC, Gol prior to the grant of Environmental Clearance.
- (iii) The Project Proponent shall obtain Consent to Operate under the Water Act 1974 & Air Act 1981 within 3 months from the date of grant of Environmental Clearance.
- (iv) The Project Proponent shall not offer possession/occupation until the outlet of the project sewer is connected with the GMADA sewer.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

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

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

d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

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

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

IV. Noise monitoring and prevention

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

- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in

designated areas and reapplied during the plantation of the proposed vegetation on site.

- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road

augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

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

XI. Validity

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

XII. Miscellaneous

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

of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

1.0 Deliberations during 251st meeting of SEIAA held on 23.06.2023

The case was considered by SEIAA in its 251st meeting which was attended by the following:

- (i) Mr. Jaswinder Singh authorised signatory M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr Partap Singh authorised signatory Greater Punjab Officers Society
- (iii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iv) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEIAA permitted the PP to present the salient features of the project. A copy of the presentation was taken on record.

In response to a query by SEIAA, PP informed that this was a Joint venture Project of M/s Greater Punjab Officers Cooperative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture) and that both the entities would be individually and collectively responsible for implementation of the EMP and all other conditions of the EC.

SEIAA observed that as per specific condition No. (iv) recommended by SEAC, the Project Proponent "*shall not offer possession / occupancy until the outlet of the Project sewer is connected with the GMADA sewer*". However, on being asked by SEIAA, PP informed that the

possession of most of the plots had already been handed over by them to the owners and there was no recourse available to them to prevent the plot owners from undertaking construction in their respective allotted plots as possession had already been given. Under these circumstances, SEIAA concluded that the condition recommended by SEAC had become largely infructuous and non-enforceable. SEIAA further observed that keeping in mind the fact that GMADA has yet to acquire the land for laying of its trunk sewer line and the process of land acquisition, laying of sewer and operationalizing the terminal STP may take several years, the condition imposed by SEAC of not allowing possession / occupancy would not adequately address the core issue of disposal of the treated waste-water of the project. It was therefore necessary to:

- i) immediately stop further construction activities under the project and halt further possession of plots;
- ii) ascertain the extent of treated waste water expected to be generated along with timelines over the next 5 to 7 years on the basis of possessions already handed over and
- iii) prepare a realistic and sound scientific plan for utilization of the entire treated waste water within the project premises so as to ensure that the Project achieves ZLD status till the outlet of the Project sewer is connected with the GMADA sewer.

SEIAA therefore decided that ADS as above be raised to the PP and the case be deferred till reply to the same is submitted by the PP.