

Item No 196.11: Application for issuance of ToRs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for setting up of new residential colony project namely "Suntec City by M/s the Indian Co-operative House Building Society Ltd, located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab Proposal No. (SIA/PB/NCP/42854/2019)

1.0 Present case:

The project proponent has applied for issuance of TORs to M/s Suntec City for setting up of new residential colony project namely "Suntec City ", located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 2,08,819.52 Sqm. Project is covered under Activity 8(b) as per EIA notification-2006.

The project proponent submitted the Form I (Appendix I),1A, Conceptual Plan and other additional documents on online portal. They have also deposited the processing fee amounting to Rs.52,205/- (25% of the total fee) through DD No. 004758 dated 13.12.2019 .

The application was scrutinized & essential details were sought on 12.01.2020 and 15.04.2020, to which the project proponent replied dated 27.02.2020 and 09.07.2020 respectively. The brief details are as under:

Sr. No.	Detail of the Document	Reply submitted by PP dated 12.01.2020
1.	Cost of the project duly certified by Chartered Engineer/ Approved valuer and Chartered Accountant	Rs 370 Cr, Certificate submitted
2.	Copy of the Master plan duly marked with project site.	Submitted.
3.	Pre-feasibility report/ conceptual Plan as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Submitted.
4.	Proof of ownership of land	MOA submitted in favour of Sh. Ajay Sehgal

Sr. No.	Detail of the Document	Reply submitted by PP dated 09.07.2020
----------------	-------------------------------	---

1.	Certificate of accreditation of EIA consultant	Consultant: P and M Solution Certificate No.NABET/EIA/1922/IA0053
2.	Copy of Memorandum of Article & Association / partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day to day affairs of the project	MOA submitted in favor of Sh. Ajay Sehgal
3.	Submit a Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of the Master Plan of the area	Submitted.
4.	Undertaking for no litigation pending against the project.	No litigation is pending w.r.t. project, Undertaking submitted.

Environmental Engineer, PPCB, RO,SAS Nagar was requested vide email dated 15.09.2020 to send the construction status of the project site. However, the report was not sent by PPCB till the time of SEAC meeting.

The details of the project as given in Form 1, Pre-feasibility Report / Conceptual Plan, above EDS replies and other additional documents are as under:

Sr. no.	Description	Details	
1.	Name & Location of the project	M/s. The Indian Co-op House Building Society Ltd. at Village Palheri (H.B. No. 173), Tehsil Kharar and village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar (Area 108.58 acres). New Chandigarh, Punjab	
2.	Project/activity	8(B)	
3.	Co-ordinates of all the corners of the project site as per following:		
	S.No.	Latitude	Longitude
	1.	30°47'40.11"N	76°41'42.76"E
	2.	30°47'41.38"N	76°41'40.67"E
	3.	30°47'26.04"N	76°41'7.23"E
	4.	30°47'22.05"N	76°41'7.36"E
	5.	30°47'28.91"N	76°41'12.53"E
	6.	30°47'14.41"N	76°41'9.72"E
	7.	30°47'6.62"N	76°41'15.94"E

	8.	30°47'8.30"N	76°41'19.70"E
	9.	30°47'14.38"N	76°41'13.93"E
	10.	30°47'16.23"N	76°41'24.71"E
	11.	30°47'12.20"N	76°41'29.77"E
	12.	30°47'4.14"N	76°41'42.25"E
	13.	30°47'4.27"N	76°41'37.25"E
	14.	30°47'11.87"N	76°41'42.42"E
	15.	30°47'31.82"N	76°41'36.99"E
	16.	30°47'31.54"N	76°41'41.51"E
	17.	30°47'38.45"N	76°41'51.49"E
	18.	30°47'22.28"N	76°41'15.37"E
4.	Copy of the Master plan duly marked with the project site		Submitted
5.	Copy of duly signed Layout plan		Submitted approved Layout plan vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016.
6.	Pre-feasibility/ conceptual report		Submitted
7.	Proof of ownership of land		Submitted
8.	Details of CLU certificate		Submitted CLU by Department of Town & Country Planning, Punjab Memo no. 2629 CTP(PB)/SP-432 dated 03-06-16.
9.	Copy of Memorandum of Article & Association.		Submitted Copy of Memorandum of Article in favor of Sh. Ajay Sehgal
10.	Proposed ToRs (based on the standard ToRs)		Submitted
11.	Classification/Land use pattern as per Master Plan		As per the New Chandigarh Master plan 2031 project falls in residential area.
12.	Cost of the project		Rs. 370 Cr (Development 37.50 + Land 332.50) EDS reply submitted Dated: 12.01.2020
13.	Processing Fee details (Amount/NEFT no./dated)		Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019
14.	Detail of various components		
	S.no.	Description	Particulars
	1.	Plot Area (acres)	439407.67 sq.m. (108.58 acres / 43.94 Ha)
			Unit SQM

2.	Proposed Built Up Area	208819.52 sq.m	SQM
3.	Number of Building Blocks	557 (Plots) including Shopping, Education Site & EWS	Nos
4.	Total no of Saleable DU's	557 (Plots)	Nos
5.	Max Height of Building	28	Meter
6.	Max No of Floors	3	Nos
7.	Expected Population	13280	Persons
8.	Total Water Requirement	1647 Summer 1559 Winter 1532 Monsoon	KLD
9.	Freshwater requirement	1046	KLD
10.	Wastewater Generation	1307	KLD
11.	Proposed STP Capacity	2000	KLD
12.	Treated Water Available for Reuse	1176	KLD
13.	Rain Water Harvesting Potential	2805.06	CUM
14.	Proposed Total Parking	To be Done by individual flat owner	
15.	Surface Parking	To be Done by individual flat owner	ECS
16.	Basement Parking	Done by individual flat owner	ECS
17.	Required Green Area as per Plan	19837.69	SQM
18.	Proposed Green Area (7.195% as approved plan)	23791.47 Sq.m. as per approved plan	SQM
19.	Municipal Solid Waste Generation	5850	KG/DAY

	20.	Quantity of Hazardous Waste Generation		Not submitted			LTS/DAY	
	21.	Quantity of Sludge Generated from STP		Not submitted			KG/DAY	
15.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):							
	S.No.	Season	Freshwater		Reuse water			Total (KLD)
			Domestic (KLD)	Others (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
	1.	Summer	1046	642	470	172	---	1647
	2.	Winter	1046	526	470	56	---	1559
	3.	Rainy	1046	486	470	16	---	1532
	S.No.	Description		Source of water				
	1.	Domestic		Water will supplied by GAMADA				
	2.	Flushing purposes		Recycle water				
	3.	Green area		Recycle water				
16.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water			Not Applicable				
17.	Specify block of project site as per CGWA norms (Notified/Non Notified)			Non- Notified				
18.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase			Not submitted Qty Details of Wastewater generation. During Construction: Septic tank followed by soak pit				
19.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase			Total wastewater generation will be 1307KLD which will be treated in proposed STP of 2000KLD based on SBR technology to be installed within project premises. The details of the breakup of the utilization of wastewater is as under:-				
	Season	Flushing (KLD)	Green area (KLD)	Disposal in GMADA Sever				

					(KLD)
		Summer	470	172	534
		Winter	470	56	650
		Monsoon	470	16	690
		NOC regarding permission for disposal of treated water in proposed Sewer Line of GMADA vide letter dated : 11.01.2019			
20.	Details of Rainwater recharging/Harvesting(m ³ /hr) proposal & technology proposed to be adopted	Total Rain Water: 2805.06 Cum/hr Harvesting pit and Tank total capacity: 137 cum No. of Pits proposed 21			
21.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	5850.3 Kg/day during operation Treat as per the Solid Waste Management Rule 2016. GAMADA waste treatment facility			
22.	Details of Hazardous Waste&E-Waste generation (Qty), Treatment facility, and its disposal arrangement	Project Proponent informed that it is a residential project, hence, no Hazardous and E-Waste generated, A very less amount will be generated that will be treated as per the Solid Waste Management Rule 2016.			
23.	Detail of DG sets	Individual plot owners will make their own arrangement, 25 kVa D.G. will be provided to power failure.			
24.	Air pollution control device details	Water sprinkler will be used at site for regular water sprinkling			
25.	Energy Requirements & Saving	50. Nos of Solar Light, Energy-saving equipments Solar water heater will be used.			
26.	Details of Environmental Management Plan	Sr.No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
		1.	Monitoring of Environment components	--	3
		2	Water Conservation measures	500	20

		3	Energy Conservation Measures	6	0.5
		4.	Green Belt Development	215	5
		5.	Solid Waste Management	5	2
			Total	726	30.5
27.	<p>a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	<p>Corporate Environment Responsibility (CER) Budget towards capital expenditure in accordance with the MoEF&CC's Office Memorandum F.No. 22-65/2017-IA.III dated 01.05.2018 for Social Welfare.</p> <p>The estimated cost of the project is Rs 370 Crores 2% of the project cost has been earmarked for the Corporate environment Responsibility (CER) to meet expenditures for the stakeholders as per social impact assessments. As per the commitment made during the public hearing an amount of Rs. 7.4 Crores will be spent</p> <p>Timeline and CER activity will be done at the time of EIA study</p>			
28.	<p>Details of green belt development shall include the following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>a) No. of trees will be examined during the EIA Study</p> <p>b) 7.195 %(5.897 Acre/ 23791.47 Sq.m.) as per approved plan and 7526.54 additional.</p>			

2.0 Deliberations during the 193rd meeting of SEAC held on 26.09.2020

The meeting was attended by Sh. Ajay Sehgal, Director of the company and Mr. S. Brahma, Environmental Consultant, M/s Shivalik Solid Waste Management Ltd., Zirakpur. Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same shall be placed in the next meeting of SEAC after getting the construction status report from PPCB.

In compliance with the above decision, the Member Secretary, PPCB, was requested vide email dated 19.10.20 to send the construction status of the project site. However the report is yet awaited.

3.0 Deliberations during the 194th meeting of SEAC held on 23.10.2020

The meeting was attended by Sh. Devipal Sharma, Manager from the promoter company, Ms. Shivani Dutt & Sh. Suryakant Srivastva, Environment Consultant from M/s P & M Solutions Consultancy Services.

SEAC was apprised that construction status report from the PPCB has not yet received.

Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same be placed in the next meeting of SEAC after getting the construction status report from PPCB.

4.0 Deliberations during the 196th meeting of SEAC held on 01.03.2021

The case was considered by SEAC in its 196th meeting held on 01.03.2021 and same was attended by following:

1. Sh. Devi Pal Sharma, representative of the Project Proponent.
2. Ms. Shivani Dutt, M/s P & M solutions, Noida.

It is submitted that the Punjab Pollution Control Board vide letter no. 4185 dated 23.10.2020 has sent latest construction status report which was placed before SEAC for consideration. SEAC perused the report and observed that the site of the project was visited by the Regional Office of the Punjab Pollution Control Board on 25.09.2020 and it was observed that the project proponent had laid sewer and inner roads in one pocket only i.e. approximately 4-5% of the total area. SEAC further observed that the project proponent afforded an opportunity of personal hearing before the Chairman of the Board on 01.07.2019 due to the reason that the project proponent had started construction without obtaining Environmental Clearance under the EIA notification dated 14.09.2006. After hearing it was decided as under:

1. The promoter company shall not carryout any development work at proposed site without getting environmental clearance as required under EIA notification no. S.O.4533 E dated 14.09.2006.
2. The promoter company shall furnish a bank guarantee amounting to Rs. 10.00 lacs which shall be valid for atleast one year, to the Environmental Engineer, Regional Office, SAS Nagar within 7 days as an assurance to not to carryout any development work at site without getting environmental clearance as required under EIA notification dated 14.09.2006 as well as assurance to comply with the various environmental Laws/Rules.
3. The NOC applied by the promoter company be granted (after the submission of said bank guarantee) subject to the specific condition that the promoter company shall not carryout any development/construction work at site without getting environmental clearance as required under EIA notification dated 14.09.2006.

SEAC observed that as per EIA Notification dated 14.09.2006, the project proponent was required to obtain Environmental Clearance before starting any construction activity. But in the present case, the project proponent has already laid sewer and inner roads in one pocket only which is 4-5% of the total area. However, SEAC was of the view that laying of sewer and internal roads in one pocket is a minor construction activity and no major civil construction has been constructed by the project proponent. Moreover, Chairman, Punjab Pollution Control Board has already granted NOC to the project proponent after giving personal hearing on 01.07.2019.

SEAC further observed that the window for considering violation cases given by MoEF&CC, GoI had already expired on 13.04.2018 and thereafter no specific instruction for dealing with violation cases have been issued by MoEF&CC.

In view of above observations, SEAC after due deliberations decided to forward this case to SEIAA with the recommendation to allow SEAC to process cases of minor violation in the interest of development of State and to avoid unnecessary litigation.