

**Item No. 246.08: Application for obtaining Environmental Clearance of an Industrial Park namely “Dolphin Industrial Park (Agro-Based) at Village Jiwanpura, Tehsil & District Fatehgarh Sahib, Punjab by M/s Dolphin Mercantile Pvt Ltd. (SIA/PB/INFRA2/403868/2022).**

The project proponent has applied for obtaining Environmental Clearance of an Industrial Park namely “Dolphin Industrial Park (Agro-Based) at Village Jiwanpura, Tehsil & District Fatehgarh Sahib, Punjab. The total land area of the project is 94,494.7 sqm having built-up area of 71,368.35 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA Notification, 2006.

The project proponent has submitted the online form, approved layout plan, and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 1,22,782/- vide UTR no. KKBK222433524828 dated 31.08.2022 and Rs. 19,955/- vide UTR No. KKBK230349897533 dated 03.02.2023, as checked & verified by the supporting staff of SEIAA.

The construction status of the project furnished by Punjab Pollution Control Board vide letter no. 1195 dated 20.04.2023 given as under:

*“The proposed site of the project was visited by the officer of the Board on 03/04/2023 in the presence of Sh. Jivender Katoch, Legal Head of the promoter company and the comments w.r.t. suitability of site physical structure and construction status etc. are as under:*

<b>Sr. No.</b>	<b>Information Sought</b>	<b>Comments of the Board</b>
1.	<i>Construction status of the proposed project Please and the clear-cut report as to whether construction for the project has been started for the project except for securing the land.</i>	<ol style="list-style-type: none"> <li>1. <i>The project proponent has earmarked its site with concrete poles and no boundary wall/ fencing is provided.</i></li> <li>2. <i>The project proponent has not started any construction activity at site for the proposed project.</i></li> </ol>
2.	<i>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.</i>	<ol style="list-style-type: none"> <li>1. <i>As per the boundary limits shown by the representative, it was observed that there is no rice sheller/ saila plant/ brick kiln/ stone crusher/ screening unit / hot mix plant/cement MAH industry within a radius of 250 mt from of the proposed.</i></li> <li>2. <i>Site there is no eco-sensitive structure within 500 mt. of the proposed site.</i></li> <li>3. <i>There is one seasonal choe/ drain within 100 meters from the proposed site of the project that ultimately leads to Patiala choe, locates at about 800 mt. from the proposed site of the project.</i></li> <li>4. <i>There is one no. Govt. School within 100 mt. from the proposed site of the project which is not in working condition.</i></li> </ol>

		5. There is only exist one Satsang Ghar and 02 No. residential houses within 500m from the proposed site of the project.
3.	Whether the site is meeting the prescribed criteria for setting up of such types of projects. Please send a clear-cut recommendation	<p>The proposed site of the project is meeting with the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009 for commercial projects.</p> <p>Further, the project proponent has already obtained CLU from Department of Town &amp; Country Planning, Punjab vide memo No. 520-STP(S)/SS-(FI) dated 17.05.2022 with certain conditions mentioned therein.</p>

Further, there is a one seasonal choe/drain within 100m from the proposed site, which leads to Patiala choe at about 800m from the site. Therefore, a condition in the EC be imposed that the project proponent will not discharge its treated/untreated effluent into choe/drain under any circumstances.”

#### **Deliberations during 246<sup>th</sup> meeting of SEAC held on 02.05.2023.**

The meeting was attended by the following:

- (i) Sh. Jivendera, Legal Head M/s Dolphin Mercantile Pvt Ltd
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC-Coordinator M/s Eco Laboratories Pvt Ltd.

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

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Industrial Park namely “Dolphin Industrial Park” by M/s Dolphin Mercantile Pvt. Ltd.
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls in the agriculture zone as per the Master Plan of Fatehgarh Sahib.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission letter for change in land use (CLU) of total land area measuring 23.35 acres vide memo No. 520-STP(S)/SS-11(FI) dated 17.05.2022 issued by Department of Town & Country Planning, Punjab submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Yes. Application has been filed for obtaining diversion in forest land of 0.06624 ha for approach access.

		Acknowledgement is enclosed along with the application.																		
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No PLPA land is involved in the project.																		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary falls within 10 km radius of the project.																		
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 65 km from our project location.																		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes. Project falls outside eco-sensitive zone. Thus, NBWL Clearance is not required.																		
3.6	Green area requirement and proposed No. of trees:	Area under green: 6,624.704 sq.m. Proposed trees to be planted: 1200 nos.																		
<b>4.</b>	<b>Configuration &amp; Population</b>																			
4.1	Area details:																			
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	<b>Total Built-up Area</b>	<b>71,368.35</b>		
Plot wise details:				
<b>Sl. No.</b>	<b>Description</b>	<b>Plot Number</b>	<b>No. of Plots</b>	<b>Area of plot (sq.ft.)</b>
1.	<b>Industrial Plots</b>	1	1	23085.56
		2	1	40078.125
		3	1	40908.424
		4	1	39575.937
		5	1	38747.311
		6	1	41156.195
		7-11	5	1,20,000
		12-15	4	29,700
		16	1	64356.362
		17	1	99461.585
		18-19	2	37,600
<b>Total Industrial Plots</b>			<b>19</b>	<b>5,74,669.499</b>
2.	<b>Commercial Plots</b>	1	1	12622.500
		2-3	2	24,225
<b>Total Commercial Plots</b>			<b>3</b>	<b>36,847.5</b>
3.	<b>SCOs</b>	1-21	21	<b>22,869</b>
4.	<b>Bay Shops</b>	1-19	19	<b>10,640</b>
<b>The above said details are as per the approved layout plan vide letter no. 1200 STP(S)55-11(FI) dated 07.11.2022 issued by Senior Town Planner.</b>				
4.2	Population details			
<b>Sr. No.</b>	<b>Components</b>	<b>Area</b>	<b>Criteria</b>	<b>Population</b>
1.	Industrial plots	53,388.10 sq.m.	1 person per 10 sq.m.	5,339
2.	Commercial plots	Ground Floor Area = 1369.29 sq.m.	Ground floor: 1 person per 3 sq.m.	456
		Upper floors Area = 5477.15 sq.m.	Upper floors: 1 person per 6 sq.m.	913
3.	SCOs	Ground Floor Area = 1593.44 sq.m.	Ground floor: 1 person per 3 sq.m.	531
		Upper floors Area = 3,186.869 sq.m.	Upper floors: 1 person per 6 sq.m.	531

	4.	Bays	Ground Floor Area = 790.78 sq.m.	Ground floor: 1 person per 3 sq.m.	264
			Upper floors Area = 1,186.18	Upper floors: 1 person per 6 sq.m.	198
		Total Commercial plots, SCOs & Bays Population			2,893
		<ul style="list-style-type: none"> <li>• Staff</li> <li>• Visitors</li> </ul>			289 2,604
	5.	Utilities & Other Services	-	-	50 persons
<b>Total Estimated Population</b>					<b>8,282 persons</b>
<b>5</b>	<b>Water</b>				
5.1	Water Details:				
	<b>S. No.</b>	<b>Details</b>	<b>Population / Area</b>	<b>Water Demand (in KLD)</b>	
	1.	Industrial @ 45 lpcd	5,339	240 KLD	
	2.	Commercial plots, SCOs & Bays (@ 45 lpcd for staff & @ 15 lpcd for visitors)	Staff= 289 Visitors= 2,604	52 KLD (13+39 KLD)	
	3.	Utilities and Other Services @ 45 lpcd	50	2 KLD	
	<b>Total water req.</b>			<b>294 KLD</b>	
	<b>Flushing water req. (@ 15 lpcd for industrial plots, @ 20 lpcd for Commercial plots, SCOs, Bays, staff &amp; utilities and @ 10 lpcd for visitors)</b>			<b>113 KLD</b>	
	<b>Net fresh water requirement</b>			<b>181 KLD</b>	
	Wastewater Generated (@80%)			235 KLD	
	Proposed STP Capacity			270 KLD	
	Green Area reserved under Karnal Technology			1.637 acres	
5.2	Source:		2 Borewells		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		A copy of the permission letter for abstraction of ground water @ 147 KLD issued by PWRDA submitted.		

5.4	Total wastewater generation:	235 KLD														
5.5	Treatment methodology: (STP capacity, technology & components)	235 KLD of sewage will be generated from the project which will be treated in proposed STP of 270 KLD capacity based on MBBR Technology followed by UF.														
5.6	Treated wastewater for flushing purpose:	230 KLD														
5.7	Treated wastewater for green area in summer, winter and rainy season:	The Project Proponent has proposed 6,624.704 sq.m. shall be developed as per Karnal Technology.														
5.8	Utilization/Disposal of excess treated wastewater.	<b>Excess to 1.637 acres reserved for Karnal Technology within the project.</b>														
5.9	Cumulative Details:															
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Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer*										
1.	294 KLD	235 KLD	230 KLD	113 KLD	-	Excess will be disposed off to an area of 1.637 acres reserved for Karnal technology within the project premises.										
	* Excess will be disposed of to an area of 1.637 acres reserved for Karnal technology within the project premises.															
5.10	Rain water harvesting proposal:	Individual plot owners of 19 Industrial Plots and 3 Commercial Plots having plot size more than 500 m <sup>2</sup> will themselves be responsible for the provision of rain water harvesting system to recharge ground water within their plot itself. While, for remaining areas including roof top of SCOs & Bay shops, 2 rain water recharging														

		pits with dual bore will be constructed by the proponent.
6	<b>Air</b>	
6.1	Details of Air Polluting machinery:	1 DG set of capacity 100 KVA
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	<b>Waste Management</b>	
7.1	Total quantity of solid waste generation	1,657 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	During Operation Phase, about 1,657 kg/day (@ 0.20 kg/capita/day for industrial plots, Commercial plots, SCOs & Bays, Utilities & Other Services) of solid waste will be generated. Biodegradable waste will be converted into manure using composters of capacity 500 kg & 250 kg. A separate area has already been earmarked for segregation of solid waste in the layout plan. Recyclable component will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site. Domestic hazardous waste will be disposed off to authorized vendors. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.
7.3	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	<b>Energy Saving &amp; EMP</b>	
8.1	Power Consumption:	Total power demand for the proposed project will be 1,850 which will be provided by Punjab State Power Corporation Limited (PSPCL).

8.2	Energy saving measures:	Individual plot owners will themselves be responsible for energy conservation. LED street lights will be installed within the project premises.
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is given below:

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	8	1	1
2.	Waste water Management (Dual plumbing system, Sewage Treatment Plant of 270 KLD based on MBBR technology followed by UF)	50	1	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	1	1
4.	Landscaping (1200 nos. of trees and green area development)	13	2	6 (For 3 years)
5.	Solid Waste Management (Mechanical composter of capacity 500 kg & 250 kg)	30	2	3
6.	Rainwater Recharging (2 RWR pits with dual bore)	8	1	2
7.	Energy Conservation measures (Solar street lighting)	10	1	1
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	9	2	2
<b>Total</b>		<b>Rs. 130 Lakhs</b>	<b>Rs. 11 Lakhs</b>	<b>Rs. 21 Lakhs</b>



During meeting, the Committee observed that the Project Proponent has submitted an application for obtaining diversion in forest land of 0.06624 ha for approach access. However, Stage-1 clearance under FCA 1980 is required to be submitted by the Project Proponent at the time of grant of Environmental Clearance, as per the decision of 14<sup>th</sup> joint meeting of SEIAA/SEAC. The Committee asked the Project Proponent to submit the same.

The Committee further observed that the Project Proponent has earmarked the green area of 1.637 acres to be developed as per the Karnal Technology at two different locations. Further, no other green area except green area under Karnal Technology was proposed to be developed by the Project Proponent. The Committee asked the Project Proponent to provide dedicated area for Karnal Technology and also develop other green area in form of Park/lawns/trees within the project premises. The Project Proponent agreed to provide the same.

The Committee further asked the Project Proponent to submit the revised water balance by calculating the utilization of treated wastewater in the green area during rainy season i.e during minimum utilization period. The Project Proponent agreed to provide the same.

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

1. The Project Proponent shall submit the documents pertaining to the Stage 1 approval for diversion of forest land.
2. The Project Proponent shall provide the dedicated area to be developed as per Karnal Technology and also develop other green area in form of Park/lawns/trees within the project premises. The Project Proponent shall submit the revised layout plan.
3. The Project Proponent shall submit the revised water balance by calculating the utilization of treated wastewater in the green area during rainy season i.e during minimum utilization period.