

Proceedings of 258th meeting of State Expert Appraisal Committee (SEAC) held on 04.09.2023 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 256th meeting of State Level Expert Appraisal Committee (SEAC) held on 21.08.2023.

The proceedings of 256th meeting of SEAC held on 21.08.2023 was prepared and circulated through email to all the Members. No comments were received from any of the Members. Therefore, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 256th meeting of State Level Expert Appraisal Committee held on 21.08.2023.

The action taken on the decisions of 256th meeting of SEAC held on 21.08.2023 has been completed. SEAC noted the same.

Item No.258.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of proposed Commercial Project namely “Shopping Complex” at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab by M/s Aerocity Business Centre (Proposal No. SIA/PB/INFRA2/440947/2023)

The project proponent has applied for obtaining Environment Clearance under EIA notification dated 14.09.2023 for construction of the proposed Commercial Project “Shopping Complex” at Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab. The total area of the project is 8,319.467 sq.m having built-up area of 26,117.466sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2023.

The project proponent submitted Conceptual plan, online form and other additional documents through Parivesh portal. He has also deposited Rs. 52,235/- vide UTR No. FDRLH23233494396 dated 21.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 6500 dated 25.08.2023 furnished the latest construction status report as under:

“The project site was visited by officer of the Board on 22.08.2023 and it was observed as under:

1. *As per the site shown by the representative, no site development work has been started at the site and the site is empty plot.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement plant/grinding unit	300m
2.	Rice sheller/saila plant	500m
3.	Stone crushing/screening cum washing plant	500m
4.	Hot Mix plant	300m
5.	Brick Kiln	300m
6.	CBWTF	500m
7.	Poultry farm	500m
8.	Jaggery unit	200m

4. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site. Further, there is no air pollution industry within the 100m of the project.*
5. *The site is complying within general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008.”*

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Mr. Lakshit Gupta, Partner M/s Aerocity Business Centre.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Proposed Commercial Project namely "Shopping Complex" by M/s Aerocity Business Centre Project Proponent: Jagdish Kumar Gupta (Partner)
1.2	Proposal:	SIA/PB/INFRA2/440947/2023
1.3	Location of Project:	Hadbast No. 286, Village Chhat, Tehsil Zirakpur, Distt. SAS Nagar (Mohali), Punjab
1.4	Details of Land area & built-up area:	Land area: 8,319.467 sq.m Built up area: 26,117.466 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 23 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Zirakpur, project site falls within residential proposed.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for change of land use vide letter No. 2294 dated 24.05.2023 issued by Additional Deputy Commissioner (Urban Development), SAS Nagar for land area measuring 9950 sqyard issued in the name of M/s Aerocity Business Centre submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest	No, a self-declaration in the prescribed format submitted.

	Conservations Act 1980 or not:																																									
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, a self-declaration in the prescribed format submitted.																																								
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, a self-declaration in the prescribed format submitted.																																								
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.																																								
3.5	Green area requirement and proposed No. of trees:	Green area: 482.221 sq.m. No. of tree to be planted: 104																																								
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4.1	Proposal & Configuration																																									
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq.ft)</th> <th>Area (in sq.m)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Plot area</td> <td>89,550</td> <td>8,319.467</td> </tr> <tr> <td>2.</td> <td>Area Under Road Widening</td> <td>4,146.525</td> <td>3,85.225</td> </tr> <tr> <td>3.</td> <td>Net Plot Area</td> <td>85,403.475</td> <td>7,934.242</td> </tr> <tr> <td>4.</td> <td>FAR (1:2.445)</td> <td>2,08,779.349</td> <td>19,396.236</td> </tr> <tr> <td></td> <td> <ul style="list-style-type: none"> Block A Block B </td> <td> <ul style="list-style-type: none"> 1,01,367.079 1,07,412.270 </td> <td> <ul style="list-style-type: none"> 9,417.310 9,978.926 </td> </tr> <tr> <td>5.</td> <td>Non-FAR</td> <td>72,346.72</td> <td>6,721.23</td> </tr> <tr> <td></td> <td> <ul style="list-style-type: none"> Basement Other areas </td> <td> <ul style="list-style-type: none"> 70,044.595 2,302.125 </td> <td> <ul style="list-style-type: none"> 6,507.356 213.874 </td> </tr> <tr> <td>11.</td> <td>Built-up Area (FAR + Non FAR)</td> <td>2,81,126.069</td> <td>26,117.466</td> </tr> <tr> <td>12.</td> <td>Green area</td> <td>5,190.582</td> <td>482.221</td> </tr> </tbody> </table>	S. No.	Description	Area (in sq.ft)	Area (in sq.m)	1.	Total Plot area	89,550	8,319.467	2.	Area Under Road Widening	4,146.525	3,85.225	3.	Net Plot Area	85,403.475	7,934.242	4.	FAR (1:2.445)	2,08,779.349	19,396.236		<ul style="list-style-type: none"> Block A Block B 	<ul style="list-style-type: none"> 1,01,367.079 1,07,412.270 	<ul style="list-style-type: none"> 9,417.310 9,978.926 	5.	Non-FAR	72,346.72	6,721.23		<ul style="list-style-type: none"> Basement Other areas 	<ul style="list-style-type: none"> 70,044.595 2,302.125 	<ul style="list-style-type: none"> 6,507.356 213.874 	11.	Built-up Area (FAR + Non FAR)	2,81,126.069	26,117.466	12.	Green area	5,190.582	482.221	
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1.	Block A						
	Lower Ground Floor	19,423.125	--	1,804.467	--	1,804.467	
	Upper Ground Floor	20,972.314	--	1,948.392	--	1,948.391	
	First Floor	20,223.125	--	1,878.790	--	1,878.790	
	Second Floor	20,223.125	--	1,878.790	--	1,878.790	
	Third Floor	20,223.125	--	1,878.790	--	1,878.790	
	Connecting Passage	302.265	--	28.081	--	28.081	
	2.	Block B					
		Lower Ground Floor	15,287.610	--	1,420.266	--	1,420.266
		Upper Ground Floor	15,686.610	--	1,457.335	--	1,457.335
		First Floor	15,287.610	--	1,420.265	--	1,420.265
		Second Floor	15,287.610	--	1,420.265	--	1,420.265
		Third Floor	15,287.610	--	1,420.265	--	1,420.265
		Fourth Floor	15,287.610	--	1,420.265	--	1,420.265
		Fifth Floor	15,287.610	--	1,420.265	--	1,420.265
3.	Other areas	--	2,302.125	--	213.874	213.874	
4.	Basement	--	70,044.595	--	6,507.356	6,507.356	
Total		2,08,779.349 sq.ft	72,346.72 sq.ft	19,396.236 sq.m	6,721.23 sq.m	26,117.466 sq.m	

4.2 Population details

4,334 persons

S. No.	Description	Area in sq.m	Criteria	Population
1.	Lower Ground Floor (Block A+B)	3,224.733	3 sq.m/person	1,075
2.	Upper Ground Floor (Block A+B)	3,405.726	3 sq.m/person	1,135
3.	1st Floor (Block A+B)	3,299.055	6 sq.m/person	550
4.	2nd Floor (Block A+B)	3,299.055	6 sq.m/person	550
5.	3rd Floor (Block A+B)	3,299.055	6 sq.m/person	550
6.	4th Floor (Block B)	1,420.265	6 sq.m/person	237
7.	5th Floor (Block B)	1,420.265	6 sq.m/person	237

		connected with the main sewer of the MC, Zirakpur after the deposition of the requisite charges.					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	78 KLD	62 KLD	61 KLD	48 KLD	Summer: 3 KLD Winter: 1 KLD Monsoon: 0.2 KLD	Summer:10 KLD Winter: 12 KLD Monsoon: 12.8 KLD
5.10	Rain water harvesting proposal:	2 No's Rain water recharging pits have been proposed for rain water recharge within the project premises. Services layout plan showing 2 rain water recharging pits is submitted.					
6	Air						
6.1	Details of Air Polluting machinery:	1 DG set of capacity 250 KVA will be provided for power backup.					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.					
7	Waste Management						
7.1	Total quantity of solid waste generation	867 kg/day of solid waste will be generated.					
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.	Biodegradable waste will be converted into manure using Composter of capacity 400 kg to be installed within project premises. Non-biodegradable waste (recyclable waste) will be disposed of through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.					
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be sold 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 of the project will be 1,974.86 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).		
8.2	Energy saving measures:	Total area covered by solar panels will be 9,962.36 sq.ft. which is 30% of the total terrace area (33,207.88 sq.ft.) which will generate 55 KW of power generation.		
8.3	Details of activities under Environment Management Plan.			
	Description	Construction phase		Operational phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
	Wastewater Management (Installation of STP of capacity 75 KLD based on MBBR-UF)	25	1	3
	Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG set)	8	1	1
	Development of green belt and landscaping	2	-	2
	Rainwater recharging (2 pits)	5	1	1
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG set as per PPCB Guidelines)	3	1	5
	Solid Waste Management (Installation of composter of capacity 400 kg)	15	1	2
	Energy Conservation Measures (Provision of LED lights and solar panel)	10	0.5	2
	Additional Environmental Activities*	23	-	-
	Total	Rs. 91 lakhs	Rs. 5.5 lakhs	Rs. 16 lakhs

*Breakup of the additional environmental activities is given below:

S. No.	Activities	Cost (Rs. Lacs)
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1.	Repair/ renovation work/ re-carpentering of Village Road	12
2.	Plantation and maintenance of trees in Village Park and other common areas	8
3.	Installation of solar lights and street lights along Village Road and common areas	3
Total		Rs. 23 Lakhs

During meeting, the Committee perused the approved layout plan of the project and observed that the Project Proponent has access/entry to the project from two sides, one from Zirakpur Patiala Road and another through PR-7 road. The Committee observed that there might be forest area involved while making access through Zirakpur Patiala road and the Project Proponent may be required to obtain clearance under the provisions of the Forest Conservation Act, 1980. The Committee asked the Project Proponent to check the same and obtain the permission for access road under the Forest Conservation Act 1980. The Project Proponent agreed to the same.

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

1. The Project Proponent shall check the involvement of Forest Area for access/entry to the project from Zirakpur Patiala road side and shall obtain Stage-I clearance under the provisions of the Forest Conservation Act, 1980, if required.
2. The Project Proponent shall obtain permission for abstraction of ground water from PWRDA.
3. The Project Proponent shall submit the alternative scheme for utilization of the excess treated wastewater of the project.
4. The Project Proponent shall revise the capital as well as recurring cost of the installation of STP in the Environment Management Plan.

Item No.258.02: Application for Environment Clearance under EIA notification Dated 14.09.2023 for Group Housing Project namely “Medallion Nova” at Sector-66, Mohali, Punjab by M/s AG Realty (SIA/PB/INFRA2/440456/2023).

The project proponent has applied for obtaining Environment Clearance under EIA Notification dated 14.06.2006 for establishment of group housing project namely “MEDALLION NOVA” at Sector-66, Mohali, Punjab. The total land area of project is 16204.21 sq.m. having built-up area of 70594.24 sq.m. The project is covered under Schedule 8(a) of schedule appended with EIA Notification dated 14.09.2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, online form and other additional documents through Parivesh portal. The Project Proponent has also deposited Rs. 141190/- vide UTR No. 000138435081/UBIN0903191 dated 14.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 6402 dated 23.08.2023 furnished the latest construction status report as under:

“The project site was visited by officer of the Board on 22.8.2023 and it was observed as under:

1. *As per the site shown by the representative, no site development work has been started at the site and the site is empty plot.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/unit (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement plant/grinding unit	300m
2.	Rice sheller/saila plant	500m
3.	Stone crushing/screening cum washing plant	500m
4.	Hot Mix plant	300m
5.	Brick Kiln	300m
6.	CBWTF	500m
7.	Poultry farm	500m
8.	Jaggery unit	200m

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site. Further, there is no air pollution industry within the 100m of the project.*
4. *The site is complying within general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008.”*

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Sh. Harpuneet Singh, Authorized Signatory M/s AG Realty.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Township Project namely "Medallion Nova" by M/s AG Realty
1.2	Proposal:	SIA/PB/INFRA2/440456/2023
1.3	Location of Project:	Sector-66, Mohali , Punjab
1.4	Details of Land area & Built up area:	Plot area: 16204.21 Sqm and built-up area 70594.24 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	260.25 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Not submitted, however allotment letter submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter dated 20.04.2023 issued by GMADA for land area measuring 16204.21 sqm for group housing project in the M/s AG Realty Through Harinder Singh Chahal submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest	No, an undertaking in this regard submitted.

	Conservations Act 1980 or not:																	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in this regard submitted.																
3.3	Whether project required Clearance under the provisions of Wildlife Protection Act 1972 or not?	No, an undertaking in this regard submitted.																
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.																
3.5	Green area Requirement and proposed No. of trees:	Total green area: 4074.81 sqm Proposed trees to be planted: 320 nos.																
4.	Population & Water requirement	1413																
		<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Unit</th> <th>Population</th> <th>Water requirement</th> </tr> </thead> <tbody> <tr> <td>No. of flats</td> <td>277 (277 @ 5 persons)</td> <td>1385</td> <td>187 KLD</td> </tr> <tr> <td>Shops</td> <td>14 (14 @ 2 persons)</td> <td>28</td> <td>1 KLD</td> </tr> <tr> <td>Total</td> <td></td> <td>1413 Persons</td> <td>188 KLD</td> </tr> </tbody> </table>	Sr. No.	Unit	Population	Water requirement	No. of flats	277 (277 @ 5 persons)	1385	187 KLD	Shops	14 (14 @ 2 persons)	28	1 KLD	Total		1413 Persons	188 KLD
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Total		1413 Persons	188 KLD															
5	Water																	
5.1	Source:	Bore wells																
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted as the fresh water shall be consumed for domestic purpose only.																
5.3	Total wastewater generation:	150 KLD																
5.4	Treatment methodology: <i>(STP capacity, technology & components)</i>	150 KLD of wastewater will be generated from the project which will be treated in proposed STP of 225 KLD capacity based on MBBR Technology followed by UF.																
5.5	Treated wastewater for flushing purpose:	62 KLD																

5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 22 KLD Winter: 7 KLD Monsoon: 2 KLD														
5.7	Utilization/Disposal of excess treated wastewater.	The excess treated wastewater of 86 KLD shall be discharged into sewer. A copy of the allotment letter mentioning that the allottee shall be entitled for the sewer & storm water connection in the main sewer & storm network developed by GMADA submitted.														
5.8	Cumulative Details:															
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5.9	Rain water harvesting proposal:	4 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	DG set of 1X 500, 1 x240, 1x125 KVA capacity will be installed for essential services such as STP, borewell, etc.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	<table border="1"> <tr> <td>Total (kg/day)</td> </tr> <tr> <td>560</td> </tr> </table>	Total (kg/day)	560												
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7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed of														

	installation of Mechanical Composter and Material Recovery Facility submitted or not.	through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.			
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed 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:		Description	Total	
			Electrical Power requirement (KW)	1450	
			Source	PSPCL	
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.			
8.3	Details of activities under Environment Management Plan.				
	S. No.	Title	Construction Phase		Operation Phase
			Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
	1.	Medical Cum First Aid	0.50	1.0	--
	2.	Toilets for workers	2.0	1.0	--
	3.	Wind breaking curtains	10.0	3.0	--
	4.	Sprinklers for suppression of dust	2.0	3.0	--
	5.	Sewage Treatment Plant	70.0	---	6.5
	6.	Solid waste Management	15.0	--	7.0
	7.	Green belt development	18.0	--	10.0
	8.	Rain water harvesting	5.0	--	2.0
	9.	Smog gun	4.0	1.5	

Total	Rs.126.50 Lakhs	Rs. 9.5 Lakhs	Rs.25.50 Lakhs
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Additional Environmental Activities as under:

The Project Proponent submitted a copy letter issued by Department of Rural Development & Panchayat vide Memo No. PRC/SASN/2023/SPL-1 dated 04.09.2023 addressed to the promoter company wherein it has been mentioned that the said department proposes to carry out the work of rejuvenation of pond using Seechawal/Thapar model technology for treatment of sullage water in following Villages. Further, the Project Proponent submitted an undertaking that he shall spend Rs. 2.62 Crore for rejuvenation of ponds as mentioned in the above said letter issued by Department of Rural Development & Panchayats with details as tabulated below:

Sr.No.	Name of Village	Name of Block	Estimate Cost (Rs. in Lakhs)
1	Drola	Patiala	33.60
2	Gajjumajra	Patiala	40.43
3	Gharachon	Bhawanigarh	32.00
4	Ladan	Lehragaga	36.25
5	Charaon	Sunam	29.00
6	Ghudani Kalan	Doraha	16.00
7	Kalouli	Rajpura	21.46
8	Tolewal	Sunam	53.62
	Total		262.36 Lakhs

The Committee was satisfied with the proposal submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for Group Housing Project namely “Medallion Nova” at Sector-66, Mohali, Punjab subject to the standard conditions:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

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

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not

feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

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

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase.

Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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

V. Energy Conservation measures

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

VI. Waste Management

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

precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

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

VII. Green Cover

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

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

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

VIII. Transport

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

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

IX. Human health issues

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

X. Environment Management Plan

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

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

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

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	2.0	1.0	--
3.	Wind breaking curtains	10.0	3.0	--
4.	Sprinklers for suppression of dust	2.0	3.0	--
5.	Sewage Treatment Plant	70.0	---	6.5
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Total		Rs.126.50 Lakhs	Rs. 9.5 Lakhs	Rs.25.50 Lakhs

Additional Environmental Activities as under:

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Rs. 2.62 Crore for rejuvenation of ponds as mentioned in the above said letter issued by Department of Rural Development & Panchayats with details as tabulated below:

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7	Kalouli	Rajpura	21.46
8	Tolewal	Sunam	53.62
	Total		262.36 Lakhs

XI. Validity

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

XII. Miscellaneous

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

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 258.03: Application for Environmental Clearance of Commercial Project namely “Mohali Times Square” at Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab) by M/s KSSP Real Estate Pvt. Ltd. (SIA/PB/INFRA2/429296/2023).

The project proponent has applied for Environmental Clearance for establishment of Commercial Project namely “Mohali Times Square” at Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab). The total area of the project is 27,949.36 sq.m (6.90625 acres) having built-up area of 25,567.68 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 Checklist, Conceptual Plan, EMP, Form-I/IA and other additional documents on online portal. He has also deposited Fees of Rs. 51,136/- vide UTR no. CBINI23135919364 dated 15.05.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 4847 dated 13.07.2023 furnished the latest status report as under:

“The proposed site of the subject cited project was visited by officer of the Board on 15.06.2023. The point wise reply of the comments sought by SEIAA from this office relating to the proposal of the subject cited project, is given as under:

Sr. No.	Report of point sought by SEIAA	Remarks
1.	Construction status of the proposal	<p>1. The proposed site is located at Village Balomajra and Dau.</p> <p>2. The GPS coordinates of the site are 30.735633” N,76.685349”E.</p> <p>3. The project proponent has earmarked the 03 side of the boundary of the project with brick wall and front side of the boundary wall covered with flags. The project proponent has completed construction/structure work of main gate.</p> <p>4. The project proponent has not started any construction activity at the site.</p> <p>5. The project proponent has temporarily construction sale office at the site.</p>
2.	Status of physical structures within 500m radius of the site including the status of	The following units are located within 500m radius of the unit:

	<i>industries, drain, river, eco sensitive structure, if any.</i>	<ol style="list-style-type: none"> 1. No rice sheller/stone crusher/hot mix plant/cement grinding unit/brick kiln exist within 500m from the proposed site. 2. There is no jaggery, exist within 100m of the site. 3. There is no drain passing within or adjoining the site. 4. There is no common bio-medical treatment facility within 500m 5. There is no eco-sensitive area within 500m. 6. There is no MAH industry existing within 300m. 7. There is a 01 petroleum outlet exist adjoining the proposed site and boundary wall of the proposed site and petrol pump is common.
3.	<i>Whether the site meets within the prescribed criteria for setting up of such projects.</i>	<i>The proposed site is complying within the sitting guidelines framed by the Government of Punjab for such project.</i>

It is pertinent to mention here that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar (Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is yet to be made. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.”

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Mr. Sachindandhara, Director M/s KSSP Real Estate Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Commercial Project namely “Mohali Times Square” by M/s KSSP Real Estate Private Limited
1.2	Proposal:	SIA/PB/INFRA2/429296/2023
1.3	Location of Project:	Village Daun (H.B. No. 27) & Balomajra (H.B. No. 32), Tehsil and Distt. SAS Nagar, Mohali (Punjab)

1.4	Details of Land area & Built up area:	Project Site Area = 27,949.36 sq.m (6.90625 acres) Built-up Area = 25,567.68 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 68.50 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls in Mixed-use zone 2 as per Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Approval for change in land use has been obtained from Directorate of Town & Country Planning, Punjab for 6.90625 acres of land vide Memo No. 753 dated 15.02.2021 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. Letter in this regard has been obtained from District Forest Officer vide no. 1718 dated 06.08.2020 and is attached along with application. Self-declaration in this regard is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. Letter in this regard has been obtained from District Forest Officer vide no. 1718 dated 06.08.2020 and is submitted.
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 attached along with application.
3.4	Distance of the project from the Critically Polluted Area.	Nearest Critical Polluted area is Ludhiana which is located at a distance of approx. 78 km from the project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes. The City Bird Sanctuary is located at 9 km from the project site. The project falls outside eco-sensitive zone of the sanctuary.

3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 2798.01 sq.m. No. of trees required = 349 trees No. of trees proposed = 350 trees																																																								
4. Configuration & Population																																																										
4.1	Proposal & Configuration	<p>The project will comprise of 101 Shop Cum Offices (SCOs) along with 1 toilet block.</p> <p style="text-align: center;"><u>Table: Area Statement</u></p> <table border="1" data-bbox="619 465 1433 981"> <thead> <tr> <th data-bbox="619 465 1098 517">Description</th> <th data-bbox="1098 465 1433 517">Area (in sq.m.)</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 517 1098 555">Total Site Area</td> <td data-bbox="1098 517 1433 555">27,949.36 (6.90 acres)</td> </tr> <tr> <td data-bbox="619 555 1098 593">Proposed FAR</td> <td data-bbox="1098 555 1433 593">19,437.012</td> </tr> <tr> <td data-bbox="619 593 1098 631">• SCO (1-21) (@ 2.25)</td> <td data-bbox="1098 593 1433 631">4,345.73</td> </tr> <tr> <td data-bbox="619 631 1098 669">• SCO (22-26) (@ 1.75)</td> <td data-bbox="1098 631 1433 669">804.77</td> </tr> <tr> <td data-bbox="619 669 1098 707">• SCO (27-41) (@ 2)</td> <td data-bbox="1098 669 1433 707">2,759.20</td> </tr> <tr> <td data-bbox="619 707 1098 745">• SCO (42-63) (@ 2)</td> <td data-bbox="1098 707 1433 745">5,250.14</td> </tr> <tr> <td data-bbox="619 745 1098 784">• SCO (64-70) (@ 2)</td> <td data-bbox="1098 745 1433 784">1,287.63</td> </tr> <tr> <td data-bbox="619 784 1098 822">• SCO (71-101) (@ 1.75)</td> <td data-bbox="1098 784 1433 822">4,989.55</td> </tr> <tr> <td data-bbox="619 822 1098 860">Basement Area</td> <td data-bbox="1098 822 1433 860">6,130.67</td> </tr> <tr> <td data-bbox="619 860 1098 898">Built-up area</td> <td data-bbox="1098 860 1433 898">25,567.68</td> </tr> <tr> <td data-bbox="619 898 1098 981">Proposed Green area (@10 %)</td> <td data-bbox="1098 898 1433 981">2,798.01</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Table: Break-up of Net Planned area</u></p> <table border="1" data-bbox="703 1099 1347 1957"> <thead> <tr> <th data-bbox="703 1099 810 1182">S.NO.</th> <th data-bbox="810 1099 995 1182">Type</th> <th data-bbox="995 1099 1166 1182">Area (in sq.m.)</th> <th data-bbox="1166 1099 1347 1182">Percentage (%)</th> </tr> </thead> <tbody> <tr> <td data-bbox="703 1182 810 1294">1</td> <td data-bbox="810 1182 995 1294">Area under Commercial Plotted</td> <td data-bbox="995 1182 1166 1294">9,891.306</td> <td data-bbox="1166 1182 1347 1294">35.39</td> </tr> <tr> <td data-bbox="703 1294 810 1377">2</td> <td data-bbox="810 1294 995 1377">Area under Toilet Block</td> <td data-bbox="995 1294 1166 1377">33.446</td> <td data-bbox="1166 1294 1347 1377">0.12</td> </tr> <tr> <td data-bbox="703 1377 810 1489">3</td> <td data-bbox="810 1377 995 1489">Area under Water works</td> <td data-bbox="995 1377 1166 1489">258.883</td> <td data-bbox="1166 1377 1347 1489">0.93</td> </tr> <tr> <td data-bbox="703 1489 810 1572">4</td> <td data-bbox="810 1489 995 1572">Area under EGS</td> <td data-bbox="995 1489 1166 1572">146.832</td> <td data-bbox="1166 1489 1347 1572">0.53</td> </tr> <tr> <td data-bbox="703 1572 810 1655">5</td> <td data-bbox="810 1572 995 1655">Area under STP</td> <td data-bbox="995 1572 1166 1655">168.772</td> <td data-bbox="1166 1572 1347 1655">0.60</td> </tr> <tr> <td data-bbox="703 1655 810 1771">6</td> <td data-bbox="810 1655 995 1771">Area under Garbage Collection</td> <td data-bbox="995 1655 1166 1771">25.632</td> <td data-bbox="1166 1655 1347 1771">0.09</td> </tr> <tr> <td data-bbox="703 1771 810 1957">7</td> <td data-bbox="810 1771 995 1957">Area under roads, green, buffer, pavements,</td> <td data-bbox="995 1771 1166 1957">17,424.486</td> <td data-bbox="1166 1771 1347 1957">62.34</td> </tr> </tbody> </table>	Description	Area (in sq.m.)	Total Site Area	27,949.36 (6.90 acres)	Proposed FAR	19,437.012	• SCO (1-21) (@ 2.25)	4,345.73	• SCO (22-26) (@ 1.75)	804.77	• SCO (27-41) (@ 2)	2,759.20	• SCO (42-63) (@ 2)	5,250.14	• SCO (64-70) (@ 2)	1,287.63	• SCO (71-101) (@ 1.75)	4,989.55	Basement Area	6,130.67	Built-up area	25,567.68	Proposed Green area (@10 %)	2,798.01	S.NO.	Type	Area (in sq.m.)	Percentage (%)	1	Area under Commercial Plotted	9,891.306	35.39	2	Area under Toilet Block	33.446	0.12	3	Area under Water works	258.883	0.93	4	Area under EGS	146.832	0.53	5	Area under STP	168.772	0.60	6	Area under Garbage Collection	25.632	0.09	7	Area under roads, green, buffer, pavements,	17,424.486	62.34
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	parking and open spaces		
Total Net Planned area		27,949.36	100.00

Table: SCO wise area details

Description	No. of Floors	Number of SCOs	Ground Coverage (in sq.m.)	FAR (in sq.m.)
Commercial block				
SCO (1-21)	Basement+G+2	21	1,931.454	4,345.73
SCO (22-26)	Basement+G+2	05	459.870	804.77
SCO (27-41)	Basement+G+2	15	1,379.610	2,759.20
SCO (42-63)	Basement+G+2	22	2,625.092	5,250.14
SCO (64-70)	Basement+G+2	07	643.818	1,287.63
SCO (71-101)	Basement+G+2	31	2,851.194	4,989.55
Toilet Block	Ground floor	01	33.445	-
Total		101	9,924.48	19,437.012

4.2	Population details	<p>Total Population = 4476 persons.</p> <p>Details are given below:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Factors as per NBC (Number of people)</th> <th>Area (in sq.m.)</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">SCOs (Commercial)- 101 Nos.</td> </tr> <tr> <td>1. Ground Floor</td> <td>3 m²/person</td> <td>7,418.22</td> <td>2,473</td> </tr> <tr> <td>2. Upper Floors</td> <td>6 m²/person</td> <td>12,018.80</td> <td>2,003</td> </tr> <tr> <td>Sub Total</td> <td></td> <td>19,437.012</td> <td>4,476</td> </tr> <tr> <td colspan="3" style="text-align: center;">STAFF (@ 10%)</td> <td>448</td> </tr> <tr> <td colspan="3" style="text-align: center;">VISITORS (@ 90%)</td> <td>4,028</td> </tr> <tr> <td colspan="4" style="text-align: center;">TOTAL POPULATION = 4,476 Persons</td> </tr> </tbody> </table>	Description	Factors as per NBC (Number of people)	Area (in sq.m.)	Population	SCOs (Commercial)- 101 Nos.				1. Ground Floor	3 m ² /person	7,418.22	2,473	2. Upper Floors	6 m ² /person	12,018.80	2,003	Sub Total		19,437.012	4,476	STAFF (@ 10%)			448	VISITORS (@ 90%)			4,028	TOTAL POPULATION = 4,476 Persons			
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5	Water	
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5.1	Total fresh water requirement:	Fresh water during summer season = 32 KLD. Water demand calculations are given below:
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Sl. No.	Details	Population	Criteria	Water Demand (KLD)
1.	Staff	448	@ 45 lpcd	20
2.	Visitors	4,028	@ 15 lpcd	60
3.	Water Requirement			80
4.	Wastewater Generation (@ 80% of water requirement)			64
5.	Treated Sewage (@ 98%)			63
6.	Flushing Water Requirement (@ 20 lpcd for floating population & @ 10 lpcd for visitors)			9 + 40 = 49 KLD
7.	Total Fresh Water Demand			80 - 49 = 31 KLD
8.	Green area water req. for 2,798.01 sq.m.			
	• Summer (@ 5.5 lt./m ² /day)			15
	• Winter (@ 1.8 lt./m ² /day)			5
	• Monsoon (@ 0.5 lt./m ² /day)			1
5.2	Source:	Borewells		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Permission has been obtained from Punjab Water Regulation and Development Authority (PWRDA) for extraction of ground water from borewells. Copy of permission is submitted along with application.		
5.4	Total wastewater generation:	64 KLD		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	Proposed STP of 100 KLD capacity based on MBBR Technology followed by UF.		
5.6	Treated wastewater for flushing purpose:	Total treated water for flushing = 49 KLD		
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 15 KLD Winter: 5 KLD Monsoon: 1 KLD		

5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed of to GMADA sewer. The Project Proponent has submitted a copy of permission letter from GMADA issued vide No. 3090 dated 25.08.2023 for connecting with GMADA trunk sewer for surplus treated wastewater.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement KLD</th> <th>Total wastewater generated KLD</th> <th>Treated wastewater KLD</th> <th>Flushing water requirement KLD</th> <th>Green area requirement KLD</th> <th>Into sewer KLD</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>80 KLD</td> <td>64 KLD</td> <td>63 KLD</td> <td>49 KLD</td> <td>Summer-15 KLD Winter-5 KLD Monsoon-1 KLD</td> <td>Summer- Nil Winter-9 KLD Monsoon-13 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD	1.	80 KLD	64 KLD	63 KLD	49 KLD	Summer-15 KLD Winter-5 KLD Monsoon-1 KLD	Summer- Nil Winter-9 KLD Monsoon-13 KLD	
Sr. No.	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD										
1.	80 KLD	64 KLD	63 KLD	49 KLD	Summer-15 KLD Winter-5 KLD Monsoon-1 KLD	Summer- Nil Winter-9 KLD Monsoon-13 KLD										
5.10	Rain water harvesting proposal:	03 Rain water recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises. Layout showing 03 rain water recharging pits with dual bore is enclosed along with application.														
6	Air															
6.1	Details of Air Polluting machinery:	1 DG set of 62 kVA capacity.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	Total solid waste generation = 895 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	Yes. Biodegradable waste will be converted into manure using 1 Composter of 500 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.														
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed 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 load = 2,112 KW/2,347 KVA
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the SCOs. The total area covered by solar panels will be 1,380 sq.m. which is @ 30% of roof top area which will generate 100 KW of power generation. Details of energy savings is attached along with the application.
8.3	Details of activities under Environment Management Plan.	Submitted.

During meeting, the Committee perused the construction status report of the project and observed that Punjab Pollution Control Board mentioned in its report that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar (Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is yet to be made. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.

In this regard, the Committee perused the Chief Engineer GMADA letter No. GMADA/CE/2022/215 dated 23.02.2022 addressed to Chairman (SEIAA), wherein it has been mentioned that GMADA has already allotted the work of augmentation of STP in Sector 83 Mohali from 10 MGD to 15 MGD and upgrading its technology to SBR at total cost of Rs. 145 Crore. Further, out of 15 MGD, GMADA is also constructing tertiary treatment plant of 5 MGD capacity on Ultra-filtration technology. This plant would take care of the sewage generated from Sector 48 to Sector 81 in Master Plan of Mohali.

The Committee further observed that the capital cost for installation of STP in EMP is on lower side. Further, no details of the Additional Environmental Activities have been given. The Committee asked the Project Proponent to submit the revised EMP along with Additional Environmental Activities. The Project Proponent agreed to the same and submitted the revised EMP and Additional Environmental Activities as under:

Sr. No.	Title	Capital Cost (In Lakhs)	Recurring cost (In Lakhs/Annum)	
			Construction phase	Operation Phase
1	Air & Noise Pollution Management (Acoustic enclosure for DG set, tarpaulin sheets/ barricading, water sprinklers, Maintenance of machinery & PPE's, anti-smog guns, etc.)	20	5	2

2	Water Pollution Control (STP of 100 KLD capacity based on MBBR technology followed by UF)	70	1.5	5
3	Landscaping (planting & maintenance of 350 trees)	7	1	5
4	Solid Waste Management (1 composter of 500 kg)	15	2	4
5	Rain water Harvesting (3 pits with dual bore)	12	0.5	3
6	Energy Conservation (LED lights in common areas, 100 KW solar panel, etc.)	40	1	5
7	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	2	1	5
	Total	166	12	29

Additional Environmental Activities:

Sr. No.	Activities	Cost (In lakhs)
1.	Adoption and maintenance of 1 pond (1 acre) as well as construction of boundary wall and park development in Village Balongi	25+5+6=36
2.	Adoption and maintenance of 1 pond (0.5 acre) in Village Daun	12.5
3.	Adoption and maintenance of 1 pond (0.75 acre) in Village Ballomajra	20
	Total amount to be spend under Additional environmental Activities	Rs. 68.5 Lacs

On perusal of the proposal for development of green area, the Committee observed that the project proponent has proposed green area on the land beneath which the services have been laid as per the approved layout plan. The Committee observed that the proposed scheme does not seem to be feasible and asked the Project Proponent to submit the revised proposal for development of green area. The Project Proponent submitted the revised plan for green area development.

The Committee perused the revised green area development plan during the meeting and found the same unsatisfactory. As such, the Project Proponent was asked to submit a proper & workable plan for consideration by the Committee.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the revised plan for green area development.

Item No.258.04: Application for Environmental Clearance for Residential Township Project namely “Janta Township” located at Sector 90-91, Distt. SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/432456/2023)

Earlier, the Project Proponent was granted Environmental Clearance vide letter No. SEIAA/MS/2011/26069 dated 24.06.2011 for the development of Residential Township Project namely “Janta Township” located at Sector 90-91, Distt. SAS Nagar (Mohali), Punjab. As per the said Environmental Clearance, the total land area of the project was **138.35 acres** having built up area of 72030.6 sqm.

The Project Proponent was granted Terms of Reference for carrying out EIA study for obtaining Environmental Clearance under EIA notification under **violation category** dated 14.09.2006 vide letter No. SEIAA/MS/2022/236 dated 04.07.2022 for the development of Residential Township Project namely “Janta Township” located at Sector 90-91, Distt. SAS Nagar (Mohali), Punjab.

The total scheme area of the project after expansion will be **143.43 acres** having built up area of 1,41,541.86 sqm. The Project Proponent has proposed to develop 614 plots, 11 group housing, 1 no. of shopping mall, 1 no. Multiplex, 1 no. Motel, 223 shops, 3 schools, a dispensary and a community centre. The project is covered category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The construction activity on additional 5.08 acres of land reserved for Group Housing site namely GH-11 was initiated without obtaining Environmental Clearance. The total built up area of 47987 sqm has been constructed out of proposed built up area for expansion as 69511.26 sqm. 206 No. of flats out of 380 No. of flats to be constructed have been given possession. The construction status with respect to the additional pocket GH-11 is as under:

Sr. No.	Components	Construction Status	Completion Built up area (in %)
1	Tower 1 (Stilt + 10 floors)	Construction completed	100%
2	Tower 2 to 4 (Stilt + 9 floors)	Construction completed	100%
3	Tower 5 (Stilt + 10 floors)	Construction completed	100%
4	Tower 6 (G + 3 floors)	Construction completed	100%
5	Tower 7 (G + 3 floors)	Construction completed	100%
6	Tower 8 (G + 14 floors)	Construction completed till 5 th floor	35%

7	Tower 9 (G + 14 floors)	Construction completed till 7 th floor	50%
8	Tower 10 to 12 (Stilt + 14 floors)	Basement partially constructed	5%
9	Club (G.F. + F.F.)	Not constructed	0%

The project proponent has submitted EIA report, TOR compliance and other additional documents through Parivesh portal. He has also deposited Rs. 43,553/- vide UTR No. PUNBH22075658952 dated 16.03.2022 and Rs. 1,30,657/- vide UTR No. PUNBH23156223771 dated 05.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Sh. Hardeep Singh, Deputy Chief Engineer M/s Janta Land Promoter Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Township project namely "Janta Township" Proponent: M/s Janta Land Promoters Pvt. Ltd. Applicant: Mr. Hardeep Singh Designation: Deputy Chief Engineer
1.2	Proposal:	SIA/PB/INFRA2/432456/2023
1.3	Location of Project:	Sector 90-91, District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Total scheme area: 143.43 acres Built up area: 1,41,541.86 Sq. m.
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Total project cost after expansion is estimated to be Rs. 205.87 Crores. Comparison details as per earlier EC accorded is given below:

		Description	EC Accorded	Proposed	Total (After revision of layout)	
		Project Cost	Rs.82.70 Crores	Rs. 123.17 Crores	Rs. 205.87 Crores	
2.	Site Suitability Characteristics					
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of SAS Nagar, project falls within the existing built-up zone. Copy of Master Plan of SAS Nagar showing the project location is submitted.				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Change in land use has been obtained for additional 5.08 acres of land from DTCP, Punjab vide memo no. 6949CTP(PB)SP.432(m) dated 14.10.2011 and also submitted.				
3	Forest, Wildlife and Green Area					
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Forest NOC has already been obtained for diversion of 4.61 ha. forest land. Copy of the same is submitted.				
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	Forest NOC has already been obtained for diversion of 4.61 ha. forest land. Copy of the same is submitted.				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. Project does not fall in eco-sensitive zone of sanctuary. Thus, Wildlife Clearance is not required.				
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No				
3.5	Green area requirement and proposed No. of trees:	Total green area: 35013.13 m ² (8.65 acres) Proposed No. of trees: 7,260 trees				
4.	Configuration & Population					
4.1	Proposal & Configuration	Overall project will comprise of 614 plots, 11 group housing, 1 no. of shopping Mall, 1 no. Multiplex, 1 no. Motel, 223 shops, 3 schools, a dispensary and a community center.				
		S. No.	Description	As per EC accorded	Change	Total After Expansion
		1.	Total Scheme Area	6,69,644.25 sq.yd	24,556.95 sq.yd.	6,94,201.2 sq.yd

		(138.35 acres)	(5.08 acres)	(143.43 acres)
2.	Residential Plots	1,81,435.9 sq.yd (37.48 acres)		
3.	Group Housing	1,48,331.06 sq.yd (30.65 acres)	24,348.53 sq.yd. (5.03 acres)	1,72,679.59 sq.yd (35.68 acres)
4.	Commercial Area (S.C.O., Booths, Shopping Mall, Motel, Multiplex)	41,710.02 sq.yd (8.62 acres)		
5.	School Primary School Nursery School-I Nursery School-II Nursery School-III Dispensary Community Center-I	11,898.83 sq.yd 3,741.41 sq.yd 1,677.99 sq.yd 1,595.00 sq.yd 4,492.21 sq.yd 3,100.00 sq.yd 4,883.33 sq.yd Total=31,388.77 sq.yd (6.48 acres)		
6.	Park Area (Green Area)	39,716.10 (8.21 acres)	2,159.26 sq.yd. (0.44 acres)	41,875.36 (8.65 acres)
7.	Built-up Area	72,030.6 Sq. m.	69,511.26 Sq. m.*	1,41,541.86 Sq. m.
*Built-up area of group housing project termed as GH-11.				
Total no. of flats to be constructed in GH-11= 380				

4.2 Population details

Population details	EC Accorded	Change	As per revised layout
	24,655 persons	264 Persons	24,919 Persons

The bifurcation of the population as per the different building components are as under:

S. No.	Description	No. of Plots/ Flats/Booths/ Area	Criteria	No. of Persons
1.	Residential Plots	615 Plots	@ 13.5 persons per plot	8,303 Persons
2.	Group Housing <ul style="list-style-type: none"> GH-2 (Multitech Towers Pvt. Ltd.) GH-4 (Unistar Builders Pvt. Ltd.) GH-5 & 6 (Wembley Co-operative House Building Society) GH-7 (Regency Heights) GH-8 (Whistler Heights) GH-9 (Golf View) GH-10 (Acme Builders) GH-11 	1,708 Flats <ul style="list-style-type: none"> 198 Flats 152 Flats 275 Flats 156 Flats 140 Flats 64 Flats 343 Flats 380 Flats 	@ 4.5 persons per flat	7,686 Persons
3.	Group Housing GH-1 (9,037.32 sq.yd.) GH-3 (26,027.54 sq.yd.)	7.24 acres	@ 300 persons per acre	2,172 Persons
4.	SCOs	5.93 acres	@ 100 persons per acre	593 Persons
5.	Booths	23 Nos.	@ 2 persons per booth	46 Persons
6.	Other Amenities (Dispensary, Schools & Community Centre)	6.48 acres	@ 100 persons per acre	648 Persons
7.	Shopping Mall (2,961.045 Sq.m) FAR= 1:3 <ul style="list-style-type: none"> Ground Floor Upper Floors 	8,883.135 sq.m.		1,850 Person
		2,220.78 Sq.m	@ 3 sq.m. per person	740 Persons
		6,662.355 Sq.m	@ 6 sq.m. per person	1,110 Person
8.	Motel (1,038.37 Sq.m) FAR= 1:2	2,076.74 sq.m.	@ 10 sq.m. per person	208 Persons
9.	Multiplex (6,389.869 Sq.m) FAR= 1:2.5	15,974.6725 sq.m.	@ 10 sq.m. per person	1,597 Persons

	10.	Visitors	-	10% of residential population	1,816 Persons
Total Estimated Population					24,919 Persons
5	Water				
5.1	Total fresh water requirement: 1,755 KLD				
	S. No.	Description	EC Accorded	Change	As per revised layout
	1.	Total Water Demand	3,000 KLD	-319 KLD	2,681 KLD
	2.	Fresh Water Demand	1,800 KLD	-45 KLD	1,755 KLD
	3.	Wastewater generated	2,100 KLD	45 KLD	2,145 KLD
	4.	STP capacity	3,000 KLD	- 500 KLD	2,500 KLD
Calculations for Water Requirement (After Expansion)					
	S. No	Description	Population	Water Consumption (in lpcd)	Total Water Requirement
	1.	Residential Population (Residential Plots & Group Housing)	18,161	135	2,452 KLD
	2.	Motel	208	180	37 KLD
	3.	Commercial Population	3137	45	141 KLD
	4.	Multiplex	1597	15	24 KLD
	5.	Visitors	1,816	15	27 KLD
Total					2,681 KLD
Calculations for Total Flushing Water Requirement (After Expansion)					
	S. No.	Description	Population	Flushing Water Requirement (lpcd)	Total Water Requirement
	1.	Residential Population (Residential Plots & Group Housing)	18,161	45	817 KLD
	2.	Motel	208	60	12 KLD
	3.	Commercial Population	3137	20	63 KLD
		Multiplex	1597	10	16 KLD

4.	Visitors	1,816	10	18 KLD
Total				926 KLD
<u>Water Demand & Wastewater Generation Details</u>				
S. No.	Details			Demand (KLD)
1.	Total water req.			2,681 KLD
2.	Flushing water req.			926 KLD
3.	Fresh Water Demand (1-2)			1,755 KLD
4.	Wastewater Generated (@ 80%)			2,145 KLD
5.	Treated water Generated (@ 98%)			2,102 KLD
6.	Green area req. 8.65 acres (35013.13 sq.m.)			
	<ul style="list-style-type: none"> • Summer (@ 5.5 lt./m²/day) 			193 KLD
	<ul style="list-style-type: none"> • Winter (@ 1.8 lt./m²/day) 			63 KLD
	<ul style="list-style-type: none"> • Monsoon (@ 0.5 lt./m²/day) 			18 KLD
7.	12.30 acre land already developed under Karnal technology at sector-93			1,158 KLD
5.2	Source:	Borewells		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for obtaining permission regarding abstraction of ground water has already been submitted to PWRDA. Copy of acknowledgement along with application filed to PWRDA is enclosed with the application.		
5.4	Total wastewater generation:	2,145 KLD		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	2,145 KLD of sewage will be generated from the project which will be treated in already installed STP of capacity 2.5 MLD.		
5.6	Treated wastewater for flushing purpose:	926 KLD		
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 193 KLD Winter: 63 KLD Monsoon: 18 KLD		

5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed onto 12.30 acres of land already developed under Karnal Technology at Sector-93/ GMADA Sewer.					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into green area of 12.30 acres developed under Karnal Technology/GMADA sewer
		2,681 KLD	2,145 KLD	2,102 KLD	926 KLD	Summer: 193 KLD Winter: 63 KLD Monsoon: 18 KLD	Summer: 983 KLD Winter: 1,113 KLD Monsoon: 1,158 KLD
5.10	Rain water harvesting proposal:	Total 16 no. of Rain water recharging pits are being provided for artificial rain water recharge within the project premises.					
6	Air						
6.1	Details of Air Polluting machinery:	Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 KVA)					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	Waste Management						
7.1	Total quantity of solid waste generation	8,658 kg/day					
		Solid waste Generation	EC Accorded	Proposed	Total (as per revised Layout)		
			5,000 kg/day	3,658 kg/day	8,658 kg/day		
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	The solid waste shall be duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted by use of Composters of total capacity 4,000 kg/day; out of which, one composter of 1,000 kg/day capacity has been installed within the project premises. Inert waste is being dumped to authorized dumping site.					
7.3	Details of management of Hazardous Waste.	Used oil from DG set is periodically sold 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 requirement of the project will be 16,000 KW. <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>EC Accorded</th> <th>Difference</th> <th>Total (as per revised layout)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Power Load</td> <td>15,000 KW</td> <td>1000 KW</td> <td>16,000 KW</td> </tr> <tr> <td>2.</td> <td>DG sets</td> <td>2 DG sets (500 KVA each)</td> <td>7 DG sets</td> <td>Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 KVA)</td> </tr> </tbody> </table>	Sl. No.	Description	EC Accorded	Difference	Total (as per revised layout)	1.	Power Load	15,000 KW	1000 KW	16,000 KW	2.	DG sets	2 DG sets (500 KVA each)	7 DG sets	Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 KVA)
Sl. No.	Description	EC Accorded	Difference	Total (as per revised layout)													
1.	Power Load	15,000 KW	1000 KW	16,000 KW													
2.	DG sets	2 DG sets (500 KVA each)	7 DG sets	Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 KVA)													
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED.															
8.3	Details of activities under Environment Management Plan:	The budgetary provision for implementation of EMP in the project during construction and operation phase is given below: <table border="1"> <thead> <tr> <th rowspan="2">S.No</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (Rs. Lakhs)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)</td> <td>25 (Rs. 10 Lakhs has already been spent)</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	S.No	Title	Construction Phase		Operation Phase	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)	1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	25 (Rs. 10 Lakhs has already been spent)	1	1		
S.No	Title	Construction Phase			Operation Phase												
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1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	25 (Rs. 10 Lakhs has already been spent)	1	1													

		2.	Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 2.5 MLD capacity, MBBR-UF)	10 (Rs. 2.83 crores has already been spent on cost of STP of 2.5 MLD)	5	15
		3.	Noise Pollution Control	5	0.5	1
		4.	Landscaping	5 (Rs. 75 lakhs have already been spent on landscaping on account of planting of trees)	5	7
		5.	Solid Waste Management (Installation of remaining 3 Composters of 1,000 kg capacity each)	60 (Rs. 25 has already been spent on one composter of 1000 kg)	4	8
		6.	Rain water harvesting (Construction of 6 remaining pits)	15 (Rs. 20 lakhs has already been spent on construction of 11 rain water recharging pits)	2	5
		7.	Energy Conservation (LED fixtures, solar street lights, etc.)	30	2	5
		8.	Environment Monitoring (Ambient air, noise, soil,	7	5	5

			water, STP outlet, DG stack, etc.)																						
		9.	Miscellaneous	10	5	5																			
				167	29.5	52																			
	<p>In addition, Rs. 413 lakhs have already been spent on EMP. Rs. 1.23 Crores (@ 1% of project cost) will be spent under additional environmental activities as given below:</p> <p style="text-align: center;"><u>Details of additional environmental activities</u></p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Activities</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Development of Mini Forest and Avenue plantation</td> </tr> <tr> <td>2.</td> <td>Provision of Solar panels in the schools</td> </tr> <tr> <td>3.</td> <td>Rain Water Harvesting in public buildings</td> </tr> <tr> <td>4.</td> <td>Alternatives to Single Use Plastic</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Amount allocated towards Natural & Community resource augmentation and Remediation Plan Budget</u></p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Activity</th> <th>Amount allocated (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Pond rejuvenation at village Dharamgarh, Mohali</td> <td>75.53 lakhs</td> </tr> <tr> <td colspan="2">Total</td> <td>Rs. 75.53 lakhs</td> </tr> </tbody> </table>						S. No.	Activities	1.	Development of Mini Forest and Avenue plantation	2.	Provision of Solar panels in the schools	3.	Rain Water Harvesting in public buildings	4.	Alternatives to Single Use Plastic	S. No.	Activity	Amount allocated (in Lakhs)	1.	Pond rejuvenation at village Dharamgarh, Mohali	75.53 lakhs	Total		Rs. 75.53 lakhs
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1.	Pond rejuvenation at village Dharamgarh, Mohali	75.53 lakhs																							
Total		Rs. 75.53 lakhs																							
9	Details of the violation																								
9.1	Total cost of the project and total cost of project already executed	<ul style="list-style-type: none"> The total project cost including expansion = Rs. 205.87 Crore Project cost for expansion= Rs. 123.17 Crore. Cost of the project already executed= Rs. 159.76 Crore (82.7 + 77.06) Total project cost incurred in expansion part= Rs. 77.06 Crore without obtaining Environmental Clearance. 																							
9.2	Date of commencement of the project	12.04.2016																							

9.3	Date of first submission of information of such violation to SEIAA	08.04.2022 (Proof of such submission not submitted.)
9.4	No. of days of violation	2088 days
9.5	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0033 lac/day Non-recurring cost = Rs. 56.306 lacs
9.6	Cost of remediation plan and natural & community resource augmentation plan	Rs. 75.53 lacs
9.7	Penalty to be deposited with Punjab Pollution Control Board	Rs. 77.5 lacs Penalty Clause: As per Office Memorandum of Government of India, Ministry of Environment, Forest and Climate Change, Impact Assessment Division dated 07.07.2021 regarding Standard Operating Procedure (SOP) for Identification and handling of violation cases under EIA Notification, 2006 in compliance to order of Hon'ble National Green Tribunal has been prepared. According to which: <i>“For expansion projects: Where operation/production with expanded capacity have commenced: 1% of the project cost (attributable to the expansion activity) incurred up to the date of filing application along with EIA/EMP report + 0.25% of the total turnover (attributable to the expansion activity) during the period of violation”.</i> As total project cost incurred up to date of filing application along with EIA report i.e. 1% of Rs. 77.06 Crores + 0.25% of Rs. 2 Crores= 0.7706 + 0.005 = Rs. 0.775 crores. Thus, Rs. 77.5 lakhs will be considered as the penalty. Further, this penalty fees amount will be deposited to Punjab Pollution control board.

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

1. The Project Proponent has mentioned different figures for green area i.e., 41875.36 sqm and 35013.13 sqm in the application proposal. The same Project Proponent shall check the same and provide the actual details of green area to be developed.
2. The Project Proponent has estimated the population for residential plots @ 13.5 person/plot, group housing @ 4.5 person/flat & @ 300 person/acre and motel & multiplex @ 10 sqm/person. The same needs to be checked with the statutory guidelines.

3. The Project Proponent shall submit the component wise breakup of the permissible built-up area (72030.6 sqm) viz-a-viz the built-up area constructed so far against each component, as per the EC granted to the project vide letter No. SEIAA/MS/2011/26069 dated 24.06.2011.
4. The Project Proponent shall submit the detailed scheme for management & disposal of Solid waste proposed to be generated from the project by indicating the number of composters for management of organic waste, segregation of waste at material recovery facility, disposal of inert and non-recyclable & recyclable fraction of the waste. The Project Proponent shall also earmark the dedicated area on the layout plan for SWM.
5. The Project Proponent shall submit the details of the expenditure made so far w.r.t the activities under EMP as per the earlier EC granted to the Project. The Project Proponent shall revise the capital cost of the Solid Waste Management & Sewage Treatment Plant in the EMP.
6. The Project Proponent shall submit the details of the activities to be executed under Additional Environmental Activities along with NOCs from different stakeholder agencies.
7. The Project Proponent shall earmark 4.61 Ha land area in the layout plan for which NOC has been obtained from Department of Forest & Wildlife and submit the land utilization details.
8. The Project Proponent shall submit the CA certificate mentioning project cost incurred in expansion part up to the date of filling of application and total turnover involved during the period of violation.
9. The Project Proponent shall submit the permission for abstraction of ground water from competent authority.
10. The Project Proponent shall submit the proof of date of commencement of the project and date of first submission of information of such violation to SEIAA.
11. The Project Proponent shall submit the details of the prosecution filed against the project for carrying out violation under the provisions of the EIA notification dated 14.09.2006.

Item No. 258.05: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for Area Development Project namely “Urban Estate Gurdaspur” at Village Nabipur & Revenue Estate of Gurdaspur, Punjab by M/s Amritsar Development Authority (ADA) (Proposal No. SIA/PB/INFRA2/436763/2023)

The Project Proponent was granted Terms of Reference under violation category vide letter No. SEIAA/2018/992 dated 16.07.2018 for area development project namely “Urban Estate-Gurdaspur” in the revenue estate of Village Nabipur & Revenue estate of Gurdaspur, Punjab.

Further, Project Proponent was granted extension in validity of ToR with amendment vide letter No. SEIAA/MS/2023/306 dated 08.02.2023 for the area development project namely “Urban Estate-Gurdaspur” in the revenue estate of Village Nabipur & revenue estate of Gurdaspur, Punjab.

The project proponent has submitted final EIA study after incorporating the compliance of Terms of Reference for obtaining Environmental Clearance for Area Development Project. The total land area of the project is 6,27,465.08 sq.m (155.05 acres). The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has carried out development work like setting up of internal roads, overhead reservoir, laying of water supply lines etc. Further, approximately 90% development work has been done in the project.

The Project Proponent has mentioned in the conceptual plan that the Amritsar Development Authority was not aware of the fact that Environmental Clearance is mandatory for the township & area development project. Only at the time of obtaining approval from Forest Department in July, 2014 regarding diversion of forest land for the construction of approach road, it came to know that Environmental Clearance is mandatory for the project. Thus, it is not an intentional violation case.

The Project Proponent has submitted compliance of the ToR, online form, approved layout plan and other documents through Parivesh Portal. He has also deposited Rs. 47,060/- vide UTR No. AA609299 dated 13.07.2022 and Rs. 1,41,180 vide UTR No. 000137453137 dated 14.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Sh. Gurpreet Singh, Divisional Engineer M/s Amritsar Development Authority.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the

application proposal. Thereafter, the Environmental Consultant presented the case as under:

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Area Development Project “Urban Estate Gurdaspur” by Amritsar Development Authority (ADA) Project Proponent: Amritsar Development Authority (ADA) Applicant: Er. Gurpreet Singh (Divisional Engineer-Public Health)
1.2	Proposal:	SIA/PB/INFRA2/436587/2023
1.3	Location of Project:	Village Nabipur & Revenue Estate of Gurdaspur, Punjab
1.4	Details of Land area & Built up area:	Land area: 6,27,465.08 sq.m. (155.05 acres) Builtup area: Plotted project
1.5	Category under EIA notification dated 14.09.2006	As total area of the project is more than 50 Ha, thus, project requires prior Environmental Clearance as per EIA Notification, 2006 & its amendments. Accordingly, application is being filed under Schedule 8(b); Category B1 for grant of Environmental Clearance.
1.6	Cost of the project	Estimated project cost Rs. 105 Crores Out of which, approx. Rs. 68 Crores has been spent on the project till date.
1.7	Details of Litigation against the project	The Project Proponent has mentioned in the undertaking that there is litigation pending against the land compensation on which the project is being developed. However, no further details submitted.
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Local Planning area of Gurdaspur, the site of the project falls in the residential zone.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Layout Plan approved for total land area of 155.05 acres by Chief Town Planner, Department of Town and Country Planning Punjab Chandigarh submitted.
3	Forest, Wildlife and Green Area	

3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Self-Declaration that clearance under the Forest Conservation Act 1980 is required submitted, however no further details have been submitted.																																	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Self-Declaration that no PLPA land is involved submitted.																																	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, Self-Declaration that the project area is situated at the crow flight distance of 6.8 Km from the nearest wildlife Sanctuary namely Keshopur-Chhamb reserve submitted. Application for obtaining approval from NBWL submitted.																																	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Application for obtaining approval from NBWL submitted.																																	
3.5	Green area requirement and proposed No. of trees:	Green area: 67,663.44 sq.m No. of trees required: 7,845 trees No. of trees already planted: 1,600 trees																																	
4.	Configuration & Population																																		
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	10	Area under parks/ playground/ open spaces	67,663.44		
	11	Area under road/ Parking/ Pavement	2,06,025.5		
	B	Total non-saleable area	3,48,070.1		
		Total Scheme area (A+B)	6,27,465.08		
4.2	Population details 20,246 persons				
	S. No.	Particulars	No. of plots/area	PPU/acres	Population
	1.	Residential	1,096 Plots	15 persons per plot	16,440
	2.	Commercial	2.59 acres	100 persons per acre	259
	3.	Multiuse Site	0.80 acre	100 persons per acre	80
	4.	EWS	6.25 acres	300 persons per acre	1,875
	5.	Area under community centers	2.41 acres	100 persons per acre	241
	6.	Area under school (3 sites included meritorious school)	12.88 acres	100 persons per acre	1,288
	7.	Area under religious	0.63 acre	100 persons per acre	63
	Total				20,246
5	Water				
5.1	Details of water requirement:				
	Sr.no.	Particulars	Population	Criteria for water req. (lpcd)	Total Water Requirement (KLD)
	1.	Residential	16,440	135	2,220
	2.	EWS	1,875	135	253
	3.	Commercial	259	45	11
	4.	Multiuse Site	80	45	4
	5.	Area under community centers	241	45	11
	6.	Area under school (3 sites included meritorious school)	1,288	45	84
	7.	Area under religious	63	45	2
	Total			20,246	2,585

	Water req. for green area (i.e. 67,663.44 sq.m.) in Summer Season (@ 5.5 lit/sq.m./day)	372					
	Water req. for green area (i.e. 67,663.44 sq.m.) in Winter Season (@ 1.8 lit/sq.m./day)	122					
	Water req. for green area (i.e. 67,663.44 sq.m.) in Monsoon Season (@ 0.5 lit/sq.m./day)	34					
5.2	Source:	Borewells					
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Permission for abstraction of ground water issued by Punjab Water Regulation & Development Authority (PWRDA) not obtained. As per the PWRDA, there is exemption to Govt. local bodies for seeking permission.					
5.4	Total wastewater generation:	2,068 KLD of wastewater generated after full occupancy					
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	2,068 KLD of sewage is discharged in City STP of MC, Gurdaspur.					
5.6	Treated wastewater for flushing purpose:	No treated wastewater shall be utilized for flushing.					
5.7	Fresh water for green area in summer, winter and rainy season:	Summer: 372 KLD Winter: 122 KLD Rainy: 34 KLD					
5.8	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer leading to STP of MC, Gurdaspur
	1.	2,957 KLD	2,068 KLD	--	--	Summer: 372 KLD Winter: 122 KLD Rainy: 34 KLD	2,068 KLD
5.10	Rain water harvesting proposal:	All the plot having plot size 250 sq.yds. and above have constructed rain water recharging pit to collect the runoff generated from rooftop area in order to recharge the ground water. Further, storm water line has been laid in the project for collection of					

		storm water which is being discharged to drain. Approved layout plan by earmarking the		
6	Air			
6.1	Details of Air Polluting machinery:	1 DG Set of 62.5 KVA		
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set is equipped with acoustic enclosure and adequate stack height for proper dispersion.		
7	Waste Management			
7.1	Total quantity of solid waste generation	7,713 kg/day of domestic solid waste generated after full occupancy		
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Solid waste shall be picked and managed by MC, Gurdaspur. 9 No. of composters shall be installed for treatment of solid waste. The location of the these composters have been earmarked in the approved layout plan.		
7.3	Details of management of Hazardous Waste.	Hazardous Waste 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:	Power requirement of the project is 10,273.55 KVA which is supplied by Punjab State Power Corporation Limited (PSPCL).		
8.2	Energy saving measures:	Individual plot owners install their own solar panels or solar water heaters.		
8.3	Details of activities under Environment Management Plan.			
	S. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost during Operation phase (Rs. Lakhs per Annum)
	1.	Air & Noise Pollution Management (Acoustic enclosure for DG set)	-	1
	2.	Landscaping and development of green area	20	8

	3.	Environment Monitoring	3	5																																			
	4.	Storm Water Management	-	2																																			
	Total		Rs. 23 lakhs	Rs. 16 lakhs per annum																																			
9	Details of the violation																																						
9.1	Details of the project cost		<ul style="list-style-type: none"> The total project cost = Rs. 105 Crore Cost of the project already executed= Rs. 68 Crore. CA certificate mentioning project cost incurred in expansion part and total turnover not submitted. 																																				
9.2	Date of commencement of construction and completion of construction.		<ul style="list-style-type: none"> Date of commencement of development work 20.05.2011. (Proof of commencement not submitted) Date of completion of development work 25.10.2016 <p>The details of the developmental activities carried out between 20.05.2011 and 25.10.2016 are as under:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Components</th> <th>Area (in acres)</th> <th>Date of start of construction</th> <th>Date of completion of construction</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Construction of roads</td> <td>Completed</td> <td>20.05.2011</td> <td>19.05.2012</td> </tr> <tr> <td>2.</td> <td>Laying of water supply and storm sewer</td> <td>Completed</td> <td>28.07.2011</td> <td>27.04.2012</td> </tr> <tr> <td>3.</td> <td>Horticulture works</td> <td>Completed</td> <td>14.08.2012</td> <td>13.02.2013</td> </tr> <tr> <td>4.</td> <td>Construction of boundry wall</td> <td>Completed</td> <td>15.09.2014</td> <td>14.03.2015</td> </tr> <tr> <td>5.</td> <td>Electrical works</td> <td>Completed</td> <td>21.12.2011</td> <td>22.08.2012</td> </tr> <tr> <td>6.</td> <td>Laying of BM & SDBC</td> <td>Completed</td> <td>22.01.2015</td> <td>25.10.2016</td> </tr> </tbody> </table>		S. No.	Components	Area (in acres)	Date of start of construction	Date of completion of construction	1.	Construction of roads	Completed	20.05.2011	19.05.2012	2.	Laying of water supply and storm sewer	Completed	28.07.2011	27.04.2012	3.	Horticulture works	Completed	14.08.2012	13.02.2013	4.	Construction of boundry wall	Completed	15.09.2014	14.03.2015	5.	Electrical works	Completed	21.12.2011	22.08.2012	6.	Laying of BM & SDBC	Completed	22.01.2015	25.10.2016
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9.3	Date of first submission of information of such violation to SEIAA	Not submitted.
9.4	No. of days of violation	1985 days
9.5	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.021 lac/day Non-recurring cost = Rs. 11.5 lacs
9.6	Cost of remediation plan and natural & community resource augmentation plan	Rs. 53 lacs
9.7	Penalty to be deposited with Punjab Pollution Control Board	CA certificate mentioning the project cost incurred up to the date of filing of application not submitted.
9.8	Status of prosecution	Not submitted.

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

1. The Project Proponent shall submit the allotment letter for the land area of 155.05 acres issued by the Competent Authority for development of the project.
2. The Project Proponent shall submit the detailed scheme of treatment of the domestic effluent being generated from the project.
3. The Project Proponent shall check the basis for estimating the population for plots under EWS @ 300 person/acre.
4. The Project Proponent shall submit the detailed scheme for management & disposal of Solid waste proposed to be generated from the project by indicating the number of composters for management of organic waste, segregation of waste at material recovery facility, disposal of inert and non-recyclable & recyclable fraction of the waste. The Project Proponent shall also earmark the dedicated area on the layout plan for SWM.
5. The Project Proponent shall submit the revised EMP by incorporating the cost for the Solid waste management, RWH and sewage treatment plant in the EMP.
6. The Project Proponent shall submit the details of the activities to be executed under Additional Environmental Activities along with NOCs from the different stakeholder agencies.
7. The Project Proponent shall submit the CA certificate mentioning project cost incurred up to date of filing of application and total turnover during the period of violation.
8. The Project Proponent shall submit the permission for abstraction of ground water from competent authority.
9. The Project Proponent shall submit the proof of date of commencement of the project and date of first submission of information of such violation to SEIAA.
10. The Project Proponent shall submit the details of the energy conservation measures.
11. The Project Proponent has proposed to construct rain water harvestings pits for plots having size 250 sq. yds and above and not provided the details of rain water harvesting pits for other

components of the project. The Project Proponent shall submit the details of No. of Rain water harvesting pits to be constructed within the project premises.

12. The Project Proponent shall submit the details of the prosecution filed against the project for carrying out violation under the provisions of the EIA notification dated 14.09.2006.

Item No. 258.06: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Residential Township Project namely “ROYAL RESIDENCY” at village- Dad and Thakarwal, Ludhiana, Punjab by M/s Omaxe Ltd. (Proposal no. SIA/PB/INFRA2/434438/2023).

The project proponent was granted Environment Clearance under EIA notification dated 14.09.2006 vide SEIAA letter dated 14.12.2021 for the construction residential township project. The total land area of the project was 64.36 acres having built up area of 600581 sqm.

The Project Proponent was granted Terms of Reference vide letter No. SEIAA/MS/2023/462 dated 10.03.2023 for carrying out the EIA study under EIA notification dated 14.09.2006 for development of Mega Residential Group Housing project namely Royal Residency.

The project proponent has applied for obtaining Environmental Clearance for carrying out expansion of Residential Township Project namely “Royal Residency” Village Dad and Thakarwal, Pakhowal road, Ludhiana, Punjab. The total land area of the project was 70.519 acres having built up area of 670870 sqm. The Project is covered under Schedule 8(b) - ‘Building & Construction Project’; Category ‘B1’ as per EIA Notification, 2006.

The Regional Office of MoEF&CC vide letter No. 5-263/2010-RO(NZ)/609-613 dated 27.12.2023 furnished the certified compliance report of the conditions of the earlier Environment Clearance granted to the project.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, online form and other additional documents on online portal. He has also deposited Fees of Rs. 362500/- vide UTR’s nos IBKLR62022051301600161 dated 13.05.2022 amounting Rs. 357500/- and IMPS no. KQPDKKAH3207 dated 29.01.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 4774 dated 21.08.2023 furnished the latest construction status report as under:

“The proposed site of the subject cited project was visited by officer of the Board on 10.08.2023. The point wise reply of the comments sought by SEIAA from this office relating to the proposal of the subject cited project, is given as under:

Sr. No.	Report of point sought by SEIAA	Remarks
1.	Construction status of the proposal. Please send the clear-cut report as to whether construction for the project has	1. The proposed site is located at Village Daad. 2. The project proponent has not started any construction activity related to project for additional area 6.159 acre.

	<i>been started for the project except for securing the land</i>	
	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.</i>	<i>The following units are located within 500m radius of the unit: 1. No rice sheller/stone crusher/hot mix plant/cement grinding unit/brick kiln exist within 500m from the proposed site. 2. There is no jiggery, exist within 100m of the site. 3. There is no drain passing within or adjoining the site. 4. There is no common bio-medical treatment facility within 500m. 5. There is no eco-sensitive area within 500m 6. There is no MAH industry existing within 250m 7. There is no petroleum outlet exist adjoining the proposed site and boundary wall of the proposed site within 100m radius.</i>
3.	<i>Whether the site meets within the prescribed criteria for setting up of such projects.</i>	<i>The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.</i>

The Comparison (Land area, Built up area, Waste water generation and waste water discharge into sewer) of previous granted EC to the project proponent (3rd EC) with the current EC application is as under:

Components	Environmental Clearance	
	Previous EC obtained	Proposal as per EC
<i>Land area</i>	<i>64.36 acre (260481 sqm)</i>	<i>70.52 acre (285408 sqm)</i>
<i>Built up area</i>	<i>600581 sqm</i>	<i>963296 sqm</i>
<i>Waste Water Generation</i>	<i>1404 KLD</i>	<i>1601 KLD</i>
<i>STP proposed</i>	<i>1550 KLD</i>	<i>2000 KLD</i>
<i>Waste Water discharge into sewer</i>	<i>485 KLD into sewer</i>	<i>538 KLD into sewer</i>
<i>Green belt area</i>	<i>65488 sqm</i>	<i>79992 sqm</i>

It is intimated that PP has connected the its sewer connection with GLADA sewer line further this GLADA sewer line is connected to MC sewerine which is leading to the terminal STP Balloke of capacity 105 MLD and 152 MLD. It is further informed that STP 105 MLD Balloke is achieving the prescribed standards and STP 152 MLD is under rehabilitation and target date of completion is 31.07.2023. Further, new 60 MLD STP is under construction and target date of completion 31.07.2023. In the case at the time of commissioning of the said expansion project, the terminal STP capacity 60 MLD Balloke and 152 MLD is not commissioning to accommodate, the treated

wastewater of the project, the project proponent shall not allow any occupancy beyond the for which the existing adequate scientific arrangement disposal to handle the treated wastewater is made by it.”

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Mr. Mukesh Bhati, VP M/s Omaxe Limited.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	Residential Township Project namely “ Royal Residency” by M/s Omaxe LTD.			
1.2	Proposal:	SIA/PB/INFRA2/434438/2023			
1.3	Location of Project:	Village- Dad and Thakarwal, Ludhiana, Punjab			
1.4	Details of Land area & Built up area:	Description	Existing	Additional	Total
		Land	64.36 Acres	6.159 Acres	70.519 Acres
		Built up area	600581 sq.m.	70289 sq.m.	670870 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(b)			
1.6	Cost of the project	Descripti on	Existing (Rs. in crores)	Proposed (Rs. in crores)	Total (Rs. in crores)
		Total Cost	Rs 950	Rs. 65	Rs. 1015
2.	Site Suitability Characteristics				
2.1	Whether project is suitable as per the provisions of Master Plan:	Master plan indication the location of the project not submitted.			

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission of Change of Land Use for the land area measuring 6.175 acres issued by Chief Town Planner, Department of Town and Country Planning, Punjab vide Memo no. 73 CTP(PB) SP-432(L) dated 06.01.2022 submitted. Layout Plan has been approved by Senior Town Planner, Ludhiana, Department of Town and Country Planning, Punjab for the total land area of 70.519 acres.																																																																			
3	Forest, Wildlife and Green Area																																																																				
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, undertaking in this regard submitted.																																																																			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, undertaking in this regard submitted.																																																																			
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. Undertaking in the prescribed format submitted.																																																																			
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.																																																																			
3.5	Green area requirement and proposed No. of trees:	Total green area: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Green area</td> <td style="width: 25%; text-align: center;">65488 sq.m.</td> <td style="width: 25%; text-align: center;">9875 sq.m.</td> <td style="width: 25%; text-align: center;">75363 sq.m.</td> </tr> </table> Proposed trees to be planted: 3700 nos.	Green area	65488 sq.m.	9875 sq.m.	75363 sq.m.																																																															
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	4	Floating	--	--	6435	97	--	--	--	7052	106	70
	5	Community center	1.54	11685	--	--	--	1.54	11685	--	--	--
	6	School	1.5	--	--	--	--	2.25	6072	--	--	--
	7	Parks/Green area	16.183	--	--	--	--	19.743				
	8	Roads	27.289		--			27.59				
	9	Utilities	1.286		--			1.526				
		Total	64.348	600581	19877	1755	559	70.519 acre	670870 sq.m	22249	2001	708
5.1	Source:					Bore wells						
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>					No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.						
5.3	Cumulative Details:											
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer					
	1.	2001 KLD	1601 KLD	1601 KLD	708 KLD	Summer: 414 KLD Winter: 136 KLD Monsoon: 38 KLD	Excess will be disposed to MC sewer. Summer: 479 KLD Winter: 757 KLD Monsoon: 855 KLD					
	*A copy of permission letter issued by GLADA vide No. 4422 dated 15.07.2021 for connecting the treated sewer line of the project with the main sewer line of the MC, Ludhiana for carrying excess treated wastewater of the project submitted.											
5.4	Rain water harvesting proposal:					65 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.						

6	Air															
6.1	Details of Air Polluting machinery:		DG set of 1010x1 , 2x240, 2x 125 KVA & 1x500 KVA capacity will be installed for essential services such as STP, borewell, etc.													
6.2	Measures to be adopted to contain particulate emission/Air Pollution		DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.													
7	Waste Management															
7.1	Total quantity of solid waste generation		<table border="1"> <thead> <tr> <th>Description</th> <th>Existing (kg/day)</th> <th>Additional (kg/day)</th> <th>Total (kg/day)</th> </tr> </thead> <tbody> <tr> <td>MSW</td> <td>6394</td> <td>825</td> <td>7219</td> </tr> </tbody> </table>		Description	Existing (kg/day)	Additional (kg/day)	Total (kg/day)	MSW	6394	825	7219				
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7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.		Solid waste management area has been provided and earmarked in layout plan. Biodegradable waste will be composted by use of 3 Composters of capacity 1000 kg /day each. Recyclable component will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.													
7.5	Details of management of Hazardous Waste.		Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.													
8.	Energy Saving & EMP															
8.1	Power Consumption:		<table border="1"> <thead> <tr> <th>Description</th> <th>Existing</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Electrical Power requirement (KW)</td> <td>15000</td> <td>2800</td> <td>17800</td> </tr> <tr> <td>Source</td> <td colspan="3">PSPCL</td> </tr> </tbody> </table>		Description	Existing	Proposed	Total	Electrical Power requirement (KW)	15000	2800	17800	Source	PSPCL		
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8.3	Details of activities under Environment Management Plan.															
	S. No.	Title	<table border="1"> <thead> <tr> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost</th> <th>Recurring Cost</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Construction Phase		Operation Phase	Capital Cost (in Lakhs)	Recurring Cost	Recurring Cost						
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Further, Rs. 65 lakhs i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.

Tree plantation 600 trees village Thakarwal = 10 lakh

Solar street lights 100 no.s village Thakarwal = 21 lakh

Jute bags 20000 = 34 lakh

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for expansion of Residential Township Project namely "ROYAL RESIDENCY" at village- Dad and Thakarwal, Ludhiana, Punjab subject to the standard conditions:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

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

available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health

and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	1.0	1.5	0.5
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Total		Rs. 645.00 Lakhs	Rs. 12 Lakhs	Rs. 82.50 Lakhs

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Jute bags 20000	= 34 lakh

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

- ii) 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.
- iii) The project proponent shall comply with the conditions of CLU, if obtained.
- iv) 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.
- 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 have to publicly 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 a half-yearly basis.
- vii) 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.
- viii) 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.
- ix) 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.

- x) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

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

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

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

Item no. 258.07: Application for Environmental Clearance (EC) for sand mining project as per DSR NO. SEIAA/MS/2022/1318 with production capacity of 16443 TPA over an area of 3.43 Ha on the River Bed (PB_RUP_SWAN-05) located at Village-Bhangal, Tehsil- Rupnagar, District- Rupnagar, Punjab through XEN/DMO District Rupnagar, Government of Punjab (Proposal No. SIA/PB/MIN/428616/2023)

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in an area of 3.43 Ha at Village: Bhangal (Riverbed-CMS site) Tehsil & District- Rupnagar, Punjab.

The Department has deposited requisite fee of Rs. 6860/- paid online for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P./Bhangal/1278 dated 29.04.2023.

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Assistant State Geologist, Head office.
- (ii) Sh. Harshart Kumar, DMO, Ludhiana Department of Mines & Geology.
- (iii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iv) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

i)	Name of Applicant & Correspondence address: Mobile No:Email ID:	XEN/DMO, Drainage-um-mining and Geology Division, WRD, Punjab, Room No. 145, D.C. Complex, Mini Secretariat, Rupnagar, 9878688998 rupinder.p@punjab.gov.in
ii)	Name of Environmental Consultant Mobile No. Email ID	Eco Paryavaran Laboratories & Consultants Pvt. Ltd. 9814003103, 0172461622, consulteco@yahoo.com

iii)	Online Proposal No. & date of Submission	SIA/PB/MIN/428616/2023 dated 23.08.2023
iv)	Project Name & Location	RBM Sand Mining Project Village: Bhangal Tehsil & District- Rupnagar, State Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals

2.0 Details of the mining project

Sr. No.	Item	Details			
i)	Category of the Project as per the EIA notification dated 14.09.2006	B2			
ii)	Details of Proposed Mining Site (Agriculture land or River/choe mining. In case of River/Choe mining, name of the River/ Choe to be specified.) (Whether it is a CMS/PMS etc.)	i) River bed ii) Commercial Mining Site			
iii)	Mineral (s) to be mined	1) Sand			
iv)	Method of mining	Semi Mechanized			
v)	a) Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA b) Area of the Mine as per EC application/DSR/Mining plan c) Depth of mining as per EC application/DSR/Mining plan	Description	As per the EC application	As per the approved DSR (pg. 249)	As per the Mining Plan
		Total Mine Capacity in MT	49329	189203.52	49329
		Mine Capacity in TPA	16443	--	16443
		Mining Area on mining in HA	3.43 Ha	15.58 Ha	3.43 Ha
		Depth of Mining in m	3m	3m	3m
vi)	Details of Final District Survey Report	Approved by: - SEIAA Reference No.: SEIAA/MS/2022/1318 Date of Issue: - 27/12/2022 Mining Lease Area: 3.43 Ha.			

		Mining Quantity: 49329 Tones in 3 year period		
vii)	Details Letter of Intent (LOI)/E-Auction issued by the State Govt., where applicable	Reference No: Memo No. 8893-8901 dt 21.11.2022 Date of Issue: 13-04-2023 Validity of LOI: 3 years Mining Lease Area: 3.43 Ha Mining Quantity: 49329 tonnes		
viii)	Certificate to be provided by DMO, that the proposal is as per the annexure-V of DSR.	Certificate No: Attached as Annexure-A Date: 31.08.2023		
ix)	Hadbast No. of the Village	477		
x)	a) Detail of Khasra No. of the proposed mining site and Status of consent of owner			
	Khasra No. as per proposal	Khasra No. as per DSR	Status of consent of owner (Yes/No) and Khasra No. as per consent of land	Name of owner of the land as per land NOC, DSR and Jamabandi
	1098//20, 21, 1099//1, 3, 7, 8, 10, 11, 13, 14, 15.	Lat and long are given in DSR which matches with co-ordinates given in application proposal.	YES 1098//20, 21, 1099//1, 3, 7, 8, 10, 11, 13, 14, 15.	Sushil kumar
	b) Whether undertaking to the effect that the land area & Khasra Nos mentioned in the land NOC of the respective land owners are in the name of the same land owner as per the latest jamabandi of Proposed mining site or not, submitted by the concerned DMO? (Yes/No)	YES		
xi)	Whether the mining area is less than area mentioned in the DSR, (If yes) the proposed mining area shall be	YES		

	earmarked in the KML file with different color.	
xii)	Demarcation report of mining site	Date of demarcation: 31-01-2023 Photographs submitted: No
xiii)	Longitude & Latitude of the mining site	
	Pillar No.	Latitude
		Longitude
	PIT-I	
	1	31°19'15.65"N
	2	31°19'15.78"N
	3	31°19'15.35"N
	4	31°19'14.00"N
	5	31°19'14.02"N
	6	31°19'13.04"N
	7	31°19'12.15"N
	8	31°19'12.18"N
	9	31°19'10.91"N
	10	31°19'10.18"N
	11	31°19'10.20"N
	12	31°19'7.06"N
	13	31°19'6.32"N
	14	31°19'6.32"N
	15	31°19'10.31"N
	PITII	
	1	31°19'15.39"N
	2	31°19'15.54"N
	3	31°19'10.45"N
	4	31°19'13.83"N
		76°19'3.79"E
		76°19'5.72"E
		76°19'6.24"E
		76°19'6.28"E
		76°19'7.74"E
		76°19'8.92"E
		76°19'8.92"E
		76°19'9.84"E
		76°19'11.28"E
		76°19'11.29"E
		76°19'11.84"E
		76°19'14.12"E
		76°19'14.12"E
		76°19'11.63"E
		76°19'3.88"E
		76°18'58.66"E
		76°19'1.24"E
		76°19'1.17"E
		76°18'58.61"E

xiv)	Whether demarcation/erection of boundary pillars on the site has been done.	NO, Mining will start only after erection of pakka pillars.
xv)	Does the project involve diversion of forest land. If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof	NO, Undertaking has been submitted.
xvi)	Does the project fall of eco-sensitive area/National Park /Wild Life Sanctuary? If yes, application submitted to NBWL.	NO
xvii)	Salient features of approved mining plans	Approved by: - State Geologist (Department of Mines and Geology, Punjab) Approval Letter No.: Glg/Pb/M.P./Bhangal/1278 Date of Approval: 29-04-2023 Approved Mining Lease Area: 3.43 Ha Approved Mining Quantity: 16443 TPA Depth of Mining (m): 3 m
xviii)	Cost of the Project (in crores)	Rs. 69,06,060/-
xix)	Environmental Clearance. Processing Fee details	Processing Fee submitted- Rs 6860/- UTR No. CMS/001206906768/SEIAAPUNJAB2405 dated: 24.04.2023
xx)	No. of workers on the site when fully operational	09 Persons
xxi)	Total water requirement for domestic and other usage and its source	Domestic: 0.4 KLD Dust Suppression: 3.9 KLD Total: 4.3 KLD
xxii)	Waste water generation and its disposal	Quantity of Waste water: 0.32 KLD (80% of water requirement) Plantation purpose.: 0.32 KLD

xxiii)	<p>Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.</p> <table border="1" data-bbox="325 322 1415 620"> <thead> <tr> <th data-bbox="325 322 539 439">Name of the Equipment</th> <th data-bbox="539 322 778 439">Bucket Capacity</th> <th data-bbox="778 322 975 439">No. of Equipment</th> <th data-bbox="975 322 1193 439">Standby Equipment</th> <th data-bbox="1193 322 1415 439">Total Equipment</th> </tr> </thead> <tbody> <tr> <td data-bbox="325 439 539 501">Excavator</td> <td data-bbox="539 439 778 501">0.9 m³</td> <td data-bbox="778 439 975 501">1</td> <td data-bbox="975 439 1193 501"></td> <td data-bbox="1193 439 1415 501">1</td> </tr> <tr> <td data-bbox="325 501 539 562">Dumpers</td> <td data-bbox="539 501 778 562">10 Tonnes</td> <td data-bbox="778 501 975 562">3</td> <td data-bbox="975 501 1193 562">-</td> <td data-bbox="1193 501 1415 562">3</td> </tr> <tr> <td data-bbox="325 562 539 620">Water Tanker</td> <td colspan="4" data-bbox="539 562 1415 620">as and when required</td> </tr> </tbody> </table> <p>Transportation map is attached as Annexure-16</p>		Name of the Equipment	Bucket Capacity	No. of Equipment	Standby Equipment	Total Equipment	Excavator	0.9 m ³	1		1	Dumpers	10 Tonnes	3	-	3	Water Tanker	as and when required							
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Water Tanker	as and when required																									
xxiv)	<p>Activities to be undertaken under EMP along with its cost.</p>	<p>XEN/DMO shall be responsible for implementation of EMP till the mining activities closed as per the mining plan.</p> <table border="1" data-bbox="277 819 1463 1975"> <thead> <tr> <th data-bbox="277 819 389 1028">Sr. No</th> <th data-bbox="389 819 963 1028">Environment mitigation measure</th> <th data-bbox="963 819 1131 1028">Capital Cost (In Lacs)</th> <th data-bbox="1131 819 1463 1028">Recurring Cost (Lacs/annum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="277 1028 389 1189">1</td> <td data-bbox="389 1028 963 1189">Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance</td> <td data-bbox="963 1028 1131 1189">1,90,000</td> <td data-bbox="1131 1028 1463 1189">50,000</td> </tr> <tr> <td data-bbox="277 1189 389 1480">2</td> <td data-bbox="389 1189 963 1480">Plantation and maintenance of 171 saplings through State Forest Department under Green Punjab Mission: Plantation cost 3.43 Ha x 50 saplings/Ha= 171 saplings @ Rs.1000 per sapling.</td> <td data-bbox="963 1189 1131 1480">1,71,000</td> <td data-bbox="1131 1189 1463 1480">1,71,000</td> </tr> <tr> <td data-bbox="277 1480 389 1608">3</td> <td data-bbox="389 1480 963 1608">Drinking water facility, Septic Tank & Mobile toilets and solid waste management</td> <td data-bbox="963 1480 1131 1608">65,000</td> <td data-bbox="1131 1480 1463 1608">10,000</td> </tr> <tr> <td data-bbox="277 1608 389 1727">4</td> <td data-bbox="389 1608 963 1727">Safety equipment's such as gloves, mask, helmet, First aid kit etc.</td> <td data-bbox="963 1608 1131 1727">19,000</td> <td data-bbox="1131 1608 1463 1727">7,000</td> </tr> <tr> <td data-bbox="277 1727 389 1975">5</td> <td data-bbox="389 1727 963 1975">Additional Environmental activities (Rs. 1.5 per MT of Total quantity 49329*1.5) (The amount will be deposited to Forest Department for utilization of the same for development of green area(s)/belt(s))</td> <td data-bbox="963 1727 1131 1975">74,000</td> <td data-bbox="1131 1727 1463 1975">-</td> </tr> </tbody> </table>	Sr. No	Environment mitigation measure	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)	1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	1,90,000	50,000	2	Plantation and maintenance of 171 saplings through State Forest Department under Green Punjab Mission: Plantation cost 3.43 Ha x 50 saplings/Ha= 171 saplings @ Rs.1000 per sapling.	1,71,000	1,71,000	3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	65,000	10,000	4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	19,000	7,000	5	Additional Environmental activities (Rs. 1.5 per MT of Total quantity 49329*1.5) (The amount will be deposited to Forest Department for utilization of the same for development of green area(s)/belt(s))	74,000	-
Sr. No	Environment mitigation measure	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)																							
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2	Plantation and maintenance of 171 saplings through State Forest Department under Green Punjab Mission: Plantation cost 3.43 Ha x 50 saplings/Ha= 171 saplings @ Rs.1000 per sapling.	1,71,000	1,71,000																							
3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	65,000	10,000																							
4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	19,000	7,000																							
5	Additional Environmental activities (Rs. 1.5 per MT of Total quantity 49329*1.5) (The amount will be deposited to Forest Department for utilization of the same for development of green area(s)/belt(s))	74,000	-																							

6	Regular health check-up camps for the workers engaged in mines shall be organized.	10,000	10,000												
7	Environmental Monitoring (Air, Water Soil etc.).	1,00,000	50,000												
Total		6,29,000	2,98,000												
Additional Environmental Activities (AEA) activities along with budgetary break up and responsibility															
<p>Sh. XEN/DMO Rupnagar will be responsible for implementation of Additional Environmental Activities (AEA). As the project having minable Quantity 49329 MT, The project proponent has proposed to spent Rs 74,000 Lakhs (i.e @ Rs 1.50 per Ton) for AEA activities. It was proposed to spent the said amount on the followings: -</p> <p>i) The project proponent shall deposit Rs 50,000 for Green Area development in the Greening Punjab Mission revenue head of the state treasury through the DFO prior to commencement of mining operations and thereafter 1 year after grant of EC as specified at S No. 3 of Table 1 in the following Budget Head:</p> <p style="text-align: center;">Table-1</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Demand No.</td> <td>32- Forestry and Wildlife</td> </tr> <tr> <td>Major Head</td> <td>0406 – Forestry and Wildlife</td> </tr> <tr> <td>Sub-Major Head</td> <td>01 – Forestry</td> </tr> <tr> <td>Minor Head</td> <td>102- Receipts from Social and Farm Forestry</td> </tr> <tr> <td>Sub-Head</td> <td>03 – Green Punjab Mission</td> </tr> <tr> <td>Detailed Head</td> <td>01- Green Punjab Mission Fees</td> </tr> </table> <p>i) Rs 24,000 for repair of haulage road of village and planation alongside the road so as to minimize the impact of air pollution due to increase traffic on the villagers and /or</p> <p>ii) Rs 0/- for Local needs of habitants like school, crèche, hospital, veterinary hospital, sanitation, drinking water etc.</p>				Demand No.	32- Forestry and Wildlife	Major Head	0406 – Forestry and Wildlife	Sub-Major Head	01 – Forestry	Minor Head	102- Receipts from Social and Farm Forestry	Sub-Head	03 – Green Punjab Mission	Detailed Head	01- Green Punjab Mission Fees
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Sub-Head	03 – Green Punjab Mission														
Detailed Head	01- Green Punjab Mission Fees														
xxv)	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the project and undertaking is submitted as Annexure-18													

3.0 Other important details;

i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees to felled due to mining activity.
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Submitted
iii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Submitted
iv)	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	No Cluster is formed. Undertaking has been submitted.
v)	Is there a cluster formation (Y/N); Include KML file indicating distance from the closest cluster(s) indicating different colors	NA
vi)	An undertaking to be submit to the effect that the total area of all borrowing/excavation sites including the area of proposed project within a radius of 500 m from the proposed area of borrowing / excavation is less than 5 hectares or An undertaking submitted to the effect that no Cluster formation of mining site exists as no other mining site falls within a radius of 500 m from the periphery of proposed site	Submitted

vii)	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	Submitted
viii)	In case of semi- mechanized method allowed, Justification for the same must be given indicating its benefits over the manual method.	It is CMS site so will go with Semi-Mechanized

During meeting, SEAC observed that SEIAA vide letter No. SEIAA/MS/2023/1081 dated 16.08.2023 forwarded the proforma for appraisal of Mining cases. The Committee shared the proforma with the Project Proponent and asked the Project Proponent to submit the information in the said proforma. The Project Proponent agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the information in the proforma prescribed by SEIAA.

Item No. 258.08: 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:

Sr. No.	Information Sought	Comments of the Board
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"> 1. <i>The project proponent has earmarked its site with concrete poles and no boundary wall/ fencing is provided.</i> 2. <i>The project proponent has not started any construction activity at site for the proposed project.</i>
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"> 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> 2. <i>Site there is no eco-sensitive structure within 500 mt. of the proposed site.</i> 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>

		<p>4. There is one no. Govt. School within 100 mt. from the proposed site of the project which is not in working condition.</p> <p>5. There is only exist one Satsang Ghar and 02 No. residential houses within 500m from the proposed site of the project.</p>
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 & 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 246th 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:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Industrial Park namely “Dolphin Industrial Park” by M/s Dolphin Mercantile Pvt. Ltd.
2.	Site Suitability Characteristics	
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.																		
3	Forest, Wildlife and Green Area																			
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.																		
4.	Configuration & Population																			
4.1	Area details:																			
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Built up are details as under:

S. No.	Components	Proposed Built-up area (Sq.m)
1.	Industrial plots	56,057.50
2.	Commercial plots	8,215.72
3.	SCOs	5,019.32
4.	Bay Shops	2,075.81
	Total Built-up Area	71,368.35

Plot wise details:

Sl. No.	Description	Plot Number	No. of Plots	Area of plot (sq.ft.)
1.	Industrial Plots	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
Total Industrial Plots			19	5,74,669.499
2.	Commercial Plots	1	1	12622.500
		2-3	2	24,225
Total Commercial Plots			3	36,847.5
3.	SCOs	1-21	21	22,869
4.	Bay Shops	1-19	19	10,640

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.

4.2 Population details

Sr. No.	Components	Area	Criteria	Population
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 • Staff • Visitors			2,893 289 2,604
5.	Utilities & Other Services	-	-	50 persons	
Total Estimated Population					8,282 persons
5	Water				
5.1	Water Details:				
	S. No.	Details	Population / Area	Water Demand (in KLD)	
	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	
	Total water req.				294 KLD

	Flushing water req. (@ 15 lpcd for industrial plots, @ 20 lpcd for Commercial plots, SCOs, Bays, staff & utilities and @ 10 lpcd for visitors)	113 KLD														
	Net fresh water requirement	181 KLD														
	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: <i>(STP capacity, technology & components)</i>	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.	Excess to 1.637 acres reserved for Karnal Technology within the project.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer*</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>294 KLD</td> <td>235 KLD</td> <td>230 KLD</td> <td>113 KLD</td> <td>-</td> <td>Excess will be disposed off to an area of 1.637 acres</td> </tr> </tbody> </table>	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	
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 ² 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	Air						
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	Waste Management						
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	Energy Saving & EMP	
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
Total		Rs. 130 Lakhs	Rs. 11 Lakhs	Rs. 21 Lakhs

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 14th 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.

Deliberations during 256th meeting of SEAC held on 21.08.2023.

The meeting was attended by the following:

- (i) Sh. Jivendera, Legal Head M/s Dolphin Mercantile Pvt Ltd
- (ii) Mrs. Sushmita, EC-Coordinator M/s Eco Laboratories Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the ADS before Committee as under:

Sr. No.	Queries	Reply
1.	The Project Proponent shall submit the documents pertaining to the Stage 1 approval for diversion of forest land.	Stage 1 approval for diversion of forest land has been obtained from RO, MoEF&CC, Chandigarh vide F no. 9-PBB409/2022-CHA dated 01.08.2023. Copy of the same is enclosed as Annexure I.
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.	Land of 23.64 acres is owned by M/s Dolphin Mercantile Pvt. Ltd. Jamabandi stating the same is enclosed as Annexure II. Out of which, 1.06 acre (0.77 acre+0.29 acre) have been reserved for Karnal Technology. Aksajra plan showing area reserved under Karnal technology is enclosed as Annexure III(a). Also, layout plan depicting 1.06 acre of land reserved for Karnal technology is enclosed as Annexure III(b)
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.	In continuation with previous reply, revised water balance diagram is enclosed as Annexure IV

The Committee, on perusal of reply submitted by the Project Proponent, observed that the Project Proponent has proposed to utilize the excess treated wastewater of 113.5 KLD during rainy season in the land area of 1.06 acre proposed to be developed under Karnal Technology. Out of the 1.06 acre of land area, 0.29-acre falls outside but adjoining to the project site and remaining land area of 0.77 acre falls within the project premises.

The Committee observed that 1.06 acre of land area proposed to be developed under Karnal technology is not sufficient to cater to the excess treated wastewater of 113.5 KLD. The Committee asked the Project Proponent to submit the revised proposal.

After detailed deliberations, SEAC decided to defer the case till submission of the revised proposal for utilization of the treated wastewater.

Deliberations during 258th meeting of SEAC held on 04.09.2023.

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 Project Proponent to present the reply of the aforementioned observations raised by SEAC. Thereafter, the Project Proponent apprised the Committee that 1.79 acre of the land area has been reserved under Karnal Technology for utilization of treated wastewater, out of which 0.29 acre of land area falls adjoining to the project site and remaining land area of 1.50 acre falls within the project. The Project Proponent submitted land ownership documents of land area of 0.29 acre. The Committee noted the same.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance of an Industrial Park namely "Dolphin Industrial Park (Agro-Based) at Village Jiwanpura, Tehsil & District Fatehgarh Sahib, Punjab subject to the standard conditions:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable,

the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

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

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

IV. Noise monitoring and prevention

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

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

V. Energy Conservation measures

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

VI. Waste Management

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

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

VII. Green Cover

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

used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

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

IX. Human health issues

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

X. Environment Management Plan

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

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

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	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
Total		Rs. 130 Lakhs	Rs. 11 Lakhs	Rs. 21 Lakhs

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

- ii) 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.
- iii) The project proponent shall comply with the conditions of CLU, if obtained.
- iv) 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.
- 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 have to publicly 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 a half-yearly basis.
- vii) 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.
- viii) 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.
- ix) 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.
- x) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi) 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.

- xii) 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.
- xiii) 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.
- xiv) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

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

Item No. 258.09: Application for Environmental Clearance for carrying out mining of minor minerals (sand at Village Kannian Hussaini, Tehsil Jagraon, District Ludhiana, Punjab by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Ludhiana. (Proposal No. SIA/PB/MIN/421911/2023)

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Ludhiana Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA Notification dated 14.09.2006 for carrying out mining of minor minerals at the mining site of Village Kannian Hussaini (River bed), Tehsil Jagraon, District Ludhiana.

The Department has deposited requisite fee of Rs. 9740/- dated 03.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & depositing of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide letter No. Glg/PB/M.P./Kanian Hussaini /463 dated 06.02.2023.

Deliberations during 254th meeting of SEAC held on 08.08.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Assistant State Geologist.
- (ii) Mr. Harjinder Singh, Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Ludhiana.
- (iii) Smt. Harmanpreet Kaur, Environmental Consultant, M/s Eco Paryavaran Laboratory Ltd.

Summary of the case is as under:

i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	SANDEEP SINGH MANGAT XEN/DMO, Near Durga Mata Mandir, Urban Estate, Phase-1, Dugri, Ludhiana:7047900005 ee.drg.ldh@punjab.gov.in
ii)	Name of Environmental Consultant Mobile No. Email ID	Eco Paryavaran Laboratories & Consultants Pvt. Ltd. (formerly Eco Laboratories & Consultants Pvt. Ltd.) 8872043178 md@ecoparyavarn.org
iii)	Online Proposal No.	SIA/PB/MIN/421911/2023
iv)	Project Name & Location	Application for Environmental Clearance of Sand Mining Project, (Total Area- 4.87 Ha.) Village- Kannian Hussaini Tehsil- Sidhwan Bet District- Ludhiana, State Punjab

v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals
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1.0 The details of the mining project are as under:

S.No.	Item	Details		
a.	Category of the Project as per the EIA notification dated 14.09.2006	B2		
b.	Hadbast No. of the Village	180		
c.	Details of Khasra No. as under:			
	Khasra No. as per proposal	Khasra No. as per DSR	Khasra No. as per consent of land	Name of owner of the land as per land NOC
	<ul style="list-style-type: none"> • 33//11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25 • 34//8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,19,20,21,22 • 35//11, 20 • 40//2 	Sand bar code PO_LD_SB_ST_95 and PO_LD_SB_ST_96 mentioned in the DSR. However, no khasra no khasra No. have been mentioned.	<ul style="list-style-type: none"> • 33//20 • 34//21,22 	Nishan Singh Kesh singh
d.	Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.	No		
d.1	(i) Area & Quantity details as per Mining plan and proposal	(i) 4.87 Ha and 1,37,700 MT (45900 TPA)		
	(ii) Area and permissible quantity details as per DSR	(ii) 4.45 Ha and 151959 MT (91175.76 MT as per 60% reserve)		
e	Longitude & Latitude of the mining site			

PIT-I		
Pillar No.	Latitude	Longitude
1	30°58'31.55"N	75°25'42.64"E
2	30°58'31.51"N	75°25'50.55"E
3	30°58'31.83"N	75°25'51.68"E
4	30°58'31.57"N	75°25'52.55"E
5	30°58'30.70"N	75°25'53.01"E
6	30°58'30.17"N	75°25'53.98"E
7	30°58'29.50"N	75°25'57.83"E
8	30°58'27.22"N	75°25'45.11"E
9	30°58'28.96"N	75°25'44.51"E
PIT-II		
1	30°58'33.32"N	75°25'55.80"E
2	30°58'33.76"N	75°25'57.11"E
3	30°58'32.88"N	75°26'2.80"E
4	30°58'31.35"N	75°26'7.67"E
5	30°58'30.92"N	75°26'7.79"E
6	30°58'30.65"N	75°26'7.02"E
7	30°58'30.79"N	75°26'5.96"E
8	30°58'30.81"N	75°25'59.76"E
9	30°58'31.75"N	75°25'57.71"E
f.	Details of cluster formation	There is no cluster formation, cluster letter is submitted.

g.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Submitted.
h.	Whether demarcation/erection of boundary pillars on the site has been done.	Submitted.
i.	Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	A copy of certificate issued by DFO, Phillaur submitted wherein it has been mentioned that the Village Kannian Hussaini, Tehsil Jagraon, District Ludhiana (PO_LD_SB_ST_95 and PO_LD_SB_ST_96) does not include in the area notified under Wildlife Protection Act, 1972, Punjab Wildlife Preservation Act, 1959 and does not have any sanctuary and conservation reserve.
j.	Salient features of approved mining plans	Glg/PB/M.P./ Kanian Hussaini /463 dated 06.02.2023
k.	Method of mining	Manual
l.	No. of workers on the site when fully operational	21
m.	Total water requirement for domestic and other usage and its source	Domestic: 1.00 KLD Dust Suppression: 1.50 KLD Green Belt: 0.8 (recycled) Total:2.50 KLD
n.	Waste water generation and its disposal	Mobile toilet with Septic tank followed by Soak pit.
o.	Information regarding nos of truck/trolleys per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	Transportation of RBM from mine will be done by dumpers having carriage capacity of appx. 20 tonnes or as per availability of trucks and trolleys. Transportation route map submitted.
p.	Activities to be undertaken under EMP along with its cost.	Submitted.
q.	Whether any Litigation is pending against the proposed	No litigation is pending against the proposed mining site Self-Declaration certificate submitted.

	mining site, if yes the details, thereof, be provided.	
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i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 1095m. The same has been incorporated in the KML file and will be presented before the committee.
iii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Nearest bridge is at a distance of 5 Km(Sidhwan Mehatpur Bridge)
iv)	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	The proposed mining site does not include in a cluster. Distance from the nearest mining site Village- Baghia, Kanian Hussaini & Hayatewal (PO_LD_LD2_ST_97_98_99_100_101) Sand mine 982 m towards W
v)	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	The key impact areas for mining operations are: Air, land, water, noise etc. Impacts identified for the said mining site along with the proposed mitigation measures are enclosed in EMP submitted.

vi)	The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:		Description	Total cost to be incurred(Rs.)
		1.	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	1,90,000
		2.	Plantation and maintenance of 190 saplings through State Forest Department under Green Punjab Mission: Plantation cost 4.87 Ha x 50 saplings/Ha= nearly 246 saplings @ Rs.1000 per sapling.	2,46,000
		3.	Septic tank & Mobile toilets and Solid Waste Management	65,000
		4.	Additional Environmental activities (Rs. 0.5 per MT of Total quantity= 1,37,700*0.5)	68,850
		5.	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	44,100
			TOTAL	6,13,950

During meeting, the Project Proponent apprised the Committee that Mining Plan of the proposed site is required to be amended as one of the land owners has refused to give consent of the land. A request letter submitted by DMO, Ludhiana in this regard has taken on record.

After deliberations, SEAC decided to defer the case till the revised proposal is submitted by the Project Proponent.

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Assistant State Geologist, Head office.
- (ii) Sh. Akash Aggarwal, District Mining Officer, Ludhiana Department of Mines & Geology.
- (iii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.
- (iv) Mrs. Jyoti Rani, EC-Coordinator M/s Eco Laboratories Pvt Ltd.

The Project Proponent apprised the Committee that the Mining Plan has been revised and as per the revised Mining Plan, the proposed mining area shall be 2.84 Ha and quantity of mineable minerals will not exceed 24696 TPA. The Committed noted the same.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with the recommendation to grant Environment Clearance under EIA Notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in the area of 2.84 Ha for the quantity of 24696 TPA, which shall not exceed the quantity of 91175 MT as per the approved DSR at Village Kannian Hussaini, Tehsil Jagraon, District Ludhiana, Punjab subject to the conditions attached as **Annexure-1** and special conditions as follows:

Specific conditions:

- (i) The Environmental Clearance (EC) will be valid for a period of seven years from the date of issuance, as per the provisions of the EIA Notification, 2006 as amended subsequently, for mining of minor minerals in the above said locations and Khasra numbers as per the Mining Plan subject to the availability of minor minerals and valid Mining Plan.
- (ii) The project proponent shall demarcate the mining lease area in the presence of Lambardar of the village, project proponent/ contractor, owner of the land and owner of the adjoining land, Revenue officer & Mining officer, etc. Mining lease area will be demarcated on the ground with pucca pillars with reference to some permanent benchmark before starting any mining activity at site.
- (iii) Mining should begin only after pucca pillar marking the boundary of lease area is erected at the cost of the lease holder after certification by the Mining official and its geo-coordinates are made available to the District Level Committee.
- (iv) Mining shall be carried out through semi- mechanized method as proposed in the mining plan.
- (v) Mining shall be as per the approved Development/Mining Plan prepared for this project and as per the Mines & Mineral (Development & Regulation) Act, 1957 and rules framed there under as amended from time to time, other Acts/rules related with mining of minor minerals.
- (vi) The mining activity shall be carried out strictly as per the Sustainable Sand Mining Management Guidelines 2016, the provisions made in Enforcement & Monitoring Guidelines for Sand Mining, 2020 issued by MoEF&CC, New Delhi as amended from time to time and the guidelines issued by the Geological Survey of India.
- (vii) The mining operation will be carried out only from sun-rise to sunset.
- (viii) The project proponent shall earmark at least two tubewells/ borewells/ wells as observation wells in the adjoining area within a radius of 500m of the project site and monthly monitoring of the depth is to be carried out. District Mining Officer is to monitor the same.
- (ix) The project proponent shall obtain Consent to Establish and Consent to Operate from the Punjab Pollution Control Board (PPCB) and effectively implement all the conditions stipulated therein.
- (x) The project proponent shall observe the mining site after every 15 days and in case, a Schedule-I or Schedule-II species as per Wildlife Act or any rare or endangered species are reported, the Mining Officer will get a conservation plan prepared in consultation with the Department of Wildlife and ensure its implementation.
- (xi) The mining of minor mineral (sand) shall be carried out only up to a depth of 3m as proposed in the approved Mining plan or above the groundwater level, whichever is less.
- (xii) The mining shall be carried out by the contractor/lessor as per the Environment Management Plan prepared and development / mining plan prepared as per the Mines &

Mineral (Development & Regulation) Act, 1957 / other Acts/Rules related with mining of minor minerals. It shall be ensured that no mining shall be carried out during the monsoon season as defined by the Meteorological department.

- (xiii) The project proponent and Mining officer shall ensure that wherever deployment of labour attracts the Mines Act, the provisions thereof shall be strictly followed.
- (xiv) The project proponent shall undertake plantation/afforestation work by planting native species in the nearby area/ adjacent to the mine lease. It shall be ensured that adequate numbers (as proposed) of trees shall be planted, protected, maintained and established. (Condition no. xx of the specific condition stands deleted).
- (xv) The project proponent shall ensure that effective safeguard measures, such as regular water sprinkling shall be carried out in critical areas prone to air pollution and having high levels of particulate matter such as loading and unloading point and all transfer points. Extensive water sprinkling shall be carried out on haul roads. It should be ensured that the ambient air quality parameters conform to the norms prescribed by the Ministry of Environment, Forests & Climate Change (MoEF&CC) /PPCB in this regard.
- (xvi) The project proponent shall undertake adequate safeguard measures during extraction of sand and ensure that due to this activity, the hydro-geological and ecological regime of the surrounding area shall not be affected. Regular monitoring of ground water level and quality shall be carried out around the mine lease area by establishing a network of existing wells, if any, and installing new piezometers during the mining operation.
- (xvii) The periodic monitoring of groundwater[(at least four times in a year- pre-monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January)); once in each season)] shall be carried out in consultation with the State Ground Water Board/Central Ground Water Authority (CGWA) and the data thus collected may be sent regularly to the MoEF&CC and its Regional office at Chandigarh, CGWA, the Regional Director, Central Ground Water Board; SEIAA, Punjab and PPCB. If at any stage, it is observed that the groundwater table is getting depleted or rising due to the mining activity, necessary corrective measures shall be carried out.
- (xviii) The project proponent shall obtain necessary prior permission of the competent authorities/CGWA for drawl of requisite quantity of water (surface water and groundwater), if any, required for the project.
- (xix) In case, mining site falls in the notified block declared by the CGWA, the project proponent shall obtain necessary prior permission for drawl of requisite quantity of water for domestic purposes from District Advisory Committee (DAC) and only use treated waste water for dust suppression activities.
- (xx) Adequate numbers (as proposed) of trees shall be planted, protected, maintained and established in vacant area in the village near the mining site.
- (xxi) Appropriate mitigation measures shall be taken by the project proponent to prevent pollution at the mining site in consultation with the PPCB. It shall be ensured that there is no leakage of oil and grease at the mining site from the vehicles/mining equipment used for transportation.

- (xxii) Vehicular emissions shall be kept under control and regularly monitored. The project proponent shall ensure that, as far as possible, the transportation route will be away from the habitation area and will not pass through any village. The transportation hours of mined material shall be restricted to non-peak hours only.
- (xxiii) The mineral transportation shall be carried out through the covered trucks only and the vehicles carrying the mineral shall not be overloaded. All the public roads as well as approach roads shall be maintained and it shall be ensured that the tippers carrying mined material are not loaded beyond the permissible load as per the designed load bearing capacity of the road. Moreover, provision of sufficient funds shall be made in the budget for the proper maintenance of the roads.
- (xxiv) A first aid room shall be provided in the project both during construction and operations of the project.
- (xxv) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly.
- (xxvi) Provision shall be made for the housing of workers, if residing at site, within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. In case of non-residential/daily workers, provision of adequate bath rooms, mobile toilets, and mobile STP shall be made to avoid open defecation and treated domestic effluent shall be discharged onto the land for plantation.
- (xxvii) The municipal solid waste generated shall be disposed of as per Solid Waste Management (SWM) Rules 2016. Segregation of bio-degradable and non-biodegradable wastes shall be done at site and disposed of as per provisions of SWM Rules. Dustbins will be provided at site and the workers will be guided to put all the waste in these dustbins. if any, in the dustbin. No littering will be permitted at the site as well as in the vicinity.
- (xxviii) The critical parameters such as Respirable Suspended Particulate Matter(RSPM) (Particulate matter with size less than 10 microns i.e., PM10) and Nitrogen oxides (NOx) in the ambient air within the impact zone shall be monitored periodically. Further, quality of discharged water shall also be monitored [(Total Dissolved Solids(TDS), Dissolved Oxygen(DO), pH, Faecal Coliform and Total Suspended Solids (TSS)]. The monitored data shall be uploaded on the website of the company as well as displayed on a display board at the project site at a suitable location near the main gate of the Company in public domain. The Circular No. J-20012/1/2006-IA. II(M) dated 27.05.2009 issued by MoEF&CC, which is available at www.envfor.nic.in shall also be referred in this regard for its compliance.
- (xxix) The project proponent shall take all precautionary measures during mining operation for conservation and protection of rare and endangered flora & fauna found in the study area. Action plan for conservation of flora and fauna shall be prepared in consultation with the State Forest and Wildlife Department. All the safeguard measures brought out in the Wildlife Conservation Plan so prepared specific to this project site shall be effectively implemented. Necessary allocation of funds for implementation of the conservation plan shall be made and the funds so allocated shall be included in the project cost. A copy of

action plan shall be submitted to the Regional office of the MoEF&CC, Chandigarh and SEIAA, Punjab.

- (xxx) Vehicles hired to be used for transportation of mined material should be in good condition and should conform to the applicable air and noise emission standards as provided in the Motor Vehicles Act,1988.
- (xxxii) Ambient noise levels should conform to the prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored.
- (xxxiii) The risk assessment and disaster management plan should be prepared.
- (xxxiv) The project proponent shall submit the site plan showing the earmarked area for storage of mined material.
- (xxxv) No mining operation shall be carried out at any point within 75 m of railway line, 60 m from national highway, 50 m from HT line/any public works/reservoirs, tanks/canal/public roads and buildings or inhabitations or 10 m of outer edge of any village road. A safety barrier of 7.5m width shall be left intact around the mine lease boundary.
- (xxxvi) The project proponent shall ensure the implementation of the post-closure mining plan as proposed by the project proponent in the Mining plan.
- (xxxvii) The project proponent shall comply with the condition imposed by District Forest Officer (DFO) while granting NOC.

General Conditions:

- (i) No change in mining technology and scope of working should be made without prior approval of the MoEF&CC.
- (ii) No change in the calendar plan including excavation, quantum of mineral sand/gravel (minor mineral) and waste should be made.
- (iii) Four ambient air quality-monitoring stations should be established in the core zone as well as in the buffer zone for RSPM (Particulate matter with size less than 10micron i.e., PM) and NOx monitoring. Location of the stations should be decided based on the meteorological data, topographical features and environmentally and ecologically sensitive targets and frequency of monitoring should be undertaken in consultation with the PPCB.
- (iv) Data on ambient air quality RSPM (Particulate matter with size less than 10micron i.e., PM) & NOx should be regularly submitted to the MoEF&CC including its Regional office located at Chandigarh and the PPCB / Central Pollution Control Board (CPCB) once in six months and SEIAA, Punjab.
- (v) Personnel working in dusty areas should wear protective respiratory devices and should be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contractions due to exposure to dust and take corrective measures, if needed.

- (vi) A separate environmental management cell with suitable qualified personnel should be set-up under the control of a senior executive, who will report directly to the head of the organization.
- (vii) The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the MoEF&CC and its Regional office located at Chandigarh and SEIAA, Punjab.
- (viii) The project proponent should inform to the Regional Office of MoEF&CC located at Chandigarh and SEIAA, Punjab regarding the date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
- (ix) The Regional office of MoEF&CC located at Chandigarh and PPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional office by furnishing the requisite data / information / monitoring reports.
- (x) The project proponent shall submit six-monthly reports on the status of compliance of the stipulated environmental clearance conditions including the results of monitored data (both in hard copies as well as by e-mail) to the MoEF&CC, its Regional office Chandigarh, the respective Zonal Office of CPCB , PPCB, and SEIAA, Punjab. The proponent shall upload the status of compliance of the environmental clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional office MoEF&CC, Chandigarh, the respective Zonal Office of CPCB and PPCB, and SEIAA, Punjab.
- (xi) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zila Parisad/ Municipal Corporation, Urban Local Body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xii) The project proponent should display a copy of the clearance letter at the Regional office, District Industries Centre and the Collector's office/ Tehsildar's office.
- (xiii) The environmental statement for each financial year ending 31 March in Form-V as is mandated to be submitted by the project proponent to the PPCB (as prescribed under the Environment (Protection) Rules, 1986 amended from time to time), shall also be put on the website of the company along with the status of compliance of environmental clearance conditions. In addition, it shall also be sent to the Regional office of the MoEF&CC, Chandigarh and SEIAA, Punjab by e-mail.
- (xiv) The project proponent shall adhere to the commitments made in the Environment Management Plan.
- (xv) Within seven days of the issuance of EC, 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) that the project has been accorded Environmental Clearance along with the details of MoEF&CC/SEIAA website where it is displayed.
- (xvi) The MoEF&CC and SEIAA, Punjab or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.

- (xvii) The SEIAA may cancel the EC granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this EC, it is found/ come to the knowledge of the SEIAA that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the EC.
- (xviii) The project proponent shall get the micro chemical analysis of the mined material done from an approved laboratory once in a year and shall submit the analysis results to the MoEF&CC/PPCB and SEIAA, Punjab.
- (xix) The project proponent shall ensure that the contractor shall engage people of local area for mining purpose as far as possible, so as to have opportunities of employment for them.
- (xx) The project proponent may apply for transfer of EC under EIA notification dated 14.09.2006 to the other contractor finalized by the Department of Mines & Geology to SEIAA, Punjab. However, no activity shall be undertaken by the contractor till the EC is transferred in his name and he is lawfully bound to comply with the conditions of the EC
- (xxi) The monitoring of the mining project in respect of environment management shall be carried out by the State/District Level Environment Management Cells constituted by the Govt. of Punjab vide notifications dated 03.12.2012.
- (xxii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days.

Additional Conditions:

- (i) The quantities of minor minerals already extracted (if any) in the 3-month window provided for commencing mining operations pending the grant of ECs shall be accounted for and included in the total quantity extracted vis-à-vis quantities permitted in the ECs.