

Proceedings of the 265th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 26.10.2023 (Thursday) at 10:00 AM in the Conference Hall no. 2, 1st Floor, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

- 1) Sh. H S Gujral,
Chairman, SEIAA
- 2) Dr. Adarsh Pal Vig, Member SEIAA -cum
Chairman, Punjab Pollution Control Board, Patiala

Er. Rantej Sharma, Environmental Engineer SEIAA along with other supporting staff of SEIAA also attended the meeting.

Assistant Geologist, Mining Department and other staff of the Mining Department also participated in the meeting during deliberations regarding the Agenda items pertaining to the State Mining Department.

Item No. 01: Confirmation of the proceedings of the 264th meeting of the State Environment Impact Assessment Authority

SEIAA was apprised that the proceedings of the 264th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 12.10.2023 had been sent through e-mail dated 13.10.2023 to the competent authority for kind perusal and the proceedings have thereafter been uploaded on the Parivesh Portal on 17.10.2023 after seeking comments from all the members of SEIAA, .

Item No. 02: Action taken on the proceedings of the 262nd, 263rd & 264th meeting of State Environment Impact Assessment Authority held on 26.09.2023, 06.10.2023 and 12.10.2023, respectively.

SEIAA was apprised that the requisite action in accordance with the proceedings of the 262nd, 263rd and 264th meeting has been completed.

SEIAA noted the same.

General Discussions:

- 1) SEIAA was apprised that as per data checked from Parivesh portal, the status of pending EC and ToR applications is as under:

EC cases

Total No. of Pending EC cases	Total No. of cases pending at SEAC level	Total No. of cases pending at SEIAA level
30	23	7 (2 cases under scrutiny, 4 cases placed in the present 265 th meeting and one EC pending for uploading due to problem in Parivesh Portal)

ToR cases

Total No. of Pending ToR cases	Total No. of cases pending at SEAC level	Total No. of cases pending at SEIAA level
4	1	3 (2 cases under scrutiny & 1 case placed in the present 265 th meeting)

SEIAA noted the same and found that the progress is satisfactory.

2) SEIAA was apprised that Chief Engineer, Mining vide letter no. 2679-Glg dated 26.10.2023 has intimated that vide their letter no. 2410/Glg dated 18.09.2023, they had requested that semi-mechanized method of mining may be permitted in 70 CMS sites for the reasons mentioned in the said letter. However, SEIAA after obtaining recommendations from SEAC has permitted semi-mechanized method of mining in only 42 CMS sites i.e mining sites where ToRs have been issued (B1 category) and mining sites in which EC application has been accepted by SEIAA. The Mining department has requested that to avoid procedural delays they may be permitted to undertake semi-mechanized mining in the remaining 28 mining sites also subject to the condition that mining operations will only be commenced in these 28 sites after the EC is granted or the specific permission is obtained from SEIAA.

The list of remaining 28 sites is as under:

Sr. No.	District	Name of Mine	Area (Ha)	Maximum Quantity to be extracted in a single year (MT)	Annual Concession Value	EC Status	Proposal No.
1	Ludhiana	Madhepur	20.60	181047	4526175	Pending for ToR	SIA/PB/MIN/423283/2023
2	Rupnagar	Nangra Kalmot-1	68.79	430,507	10762675	Pending for ToR	SIA/PB/MIN/424242/2023
3	Rupnagar	Nangra Kalmot-2	19.92	143,325	4360425	Pending for ToR	SIA/PB/MIN/423766/2023
4	Pathankot	Shahpur Gopi & GOL	36.84	559118	13977950	Pending for ToR	SIA/PB/MIN/424286/2023
5	Pathankot	Maira Kalan	13.81	246343	6158575	Pending for ToR	SIA/PB/MIN/424363/2023
6	Pathankot	Chak Hari Rai	27.21	477498	11937450	Pending for ToR	SIA/PB/MIN/424330/2023
7	Ludhiana	Raur	53.47	923574	23089350	Pending for ToR	SIA/PB/MIN/424084/2023

8	Pathankot	Muthi	6.29	36513	4731600	Pending for ToR	SIA/PB/MIN/427564/2023
9	Pathankot	Samrala	23.3	104055		Pending for ToR	SIA/PB/MIN/427123/2023
10	Pathankot	Kot Bhattian	7.29	48696		Pending for ToR	SIA/PB/MIN/426208/2023
11	SBS Nagar	Khoja-3	8.35	132092	4777700	Pending for ToR	
12	SBS Nagar	Lalewal Khoja	2.95	36214		Pending for EC	
13	SBS Nagar	Talwandi Sibul-2	18.51	219315	5482875	Pending for ToR	
14	SBS Nagar	Khoja-2	4.58	72732	5479125	Pending for EC	
15	SBS Nagar	Lalewal	10.15	146433		Pending for ToR	
16	Rupnagar	Chandpur	8.20	70307	2098300	Pending for ToR	SIA/PB/MIN/427863/2023
17	Rupnagar	Nangra Kalmot-3	13.76	125971.33		Pending for ToR	SIA/PB/MIN/433207/2023
18	Ludhiana	Sherewala Complex	45.14	307401	7685025	Pending for ToR	SIA/PB/MIN/437857/2023
19	SAS Nagar	Budhki Gravel Zone	18.2	294616	7365400	Pending for ToR	SIA/PB/MIN/434880/2023
20	SBS Nagar	Khoja Bate	5.85	91742	2293550	Pending for ToR	
21	SBS Nagar	Bangabate	4.7	71130	1778250		
22	SBS Nagar	Auliapur	0.52	5324	133100		
23	SBS Nagar	Mandala	12.5	53371	1334275		
24	SBS Nagar	mandhala		6916	172900		
25	SBS Nagar	mandhala		42411	1060275		
26	SBS Nagar	Behlookhurd	10.92	46045	1151125		
27	SBS Nagar	Behlookhurd	2.38	34634	865850		
28	Rupnagar	Bela Dhani	3.07	16131	403275	Pending for EC	SIA/PB/MIN/431476/2023

After detailed deliberations, it was decided that the above list of 28 sites may be sent to SEAC for submitting its recommendations for permitting semi-mechanized method of mining in these

sites. The actual mining operations would only be undertaken in these 28 commercial mining sites subject to earlier stipulated conditions in this regard and after the individual sites obtain their respective ECs or are specifically permitted by SEIAA to commence mining operations pending grant of ECs.

Item No.265.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for setting up of group housing project namely "Crescent City Apartments" at Village Ayali Khurd, Teh & District Ludhiana, Punjab by M/s Vadhera Apartments Pvt Ltd (Proposal No. SIA/PB/INFRA2/442407/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for setting up of group housing project at Village Ayali Khurd, Teh & District Ludhiana, Punjab. The total land area of the project is 7.996 acres having built-up area of 1,53,250.09 sqm.

The Project Proponent proposes to construct 9 residential blocks (2 BHK, 3 BHK, 4 BHK & Penthouse having 574 dwelling units, club, retail and land reserved for nursery school). The project is covered under category 8(b) of the schedule appended with EIA notification dated 14.09.2006. The Project Proponent has deposited Rs 153251 (Rs 38315/- vide UTR no. IBKL230410252766 dated 10.04.2023 and Rs 114936/- vide UTR no. N243232617831569 dated 31.08.2023). The adequacy of the fee has been checked and verified by the support staff of SEIAA. The Project Proponent has submitted layout plan approved from Chief Town Planner, Punjab for the total land area of 32358.410 sqm having built up area of 1,53,250.09 m².

Punjab Pollution Control Board vide letter No. 7103 dated 12.10.2023 furnished the latest construction status report is as under:

"It is intimated that the site of the project was visited by the Officer of the Board on 28.09.2023 and point wise report is as under:

- 1. No constructional activity has been started at site yet.*
- 2. There is no MAH and Air Polluting industry, river, drain and eco-sensitive structures within the radius of 500m from the boundary of the project.*
- 3. The site falls within the limits of Notified Master Plan, Ludhiana (2007-31). As per Notified Master Plan, Ludhiana, the site falls partially in "Mix Land Use" along road front and partially in "Residential Land use Zone". The permission for CLU for residential (Group Housing) use has been granted by the Senior Town Planner, Ludhiana vide Memo No. 3125 STP(L)/TW12A dated 22.09.2021.*
- 4. The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification No. 3/6/07/STE (4)/2274 dated 25.07.2008, amended on 30.10.2009."*

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Rajiv Vadhera, CEO, M/s Vadhera Apartments 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	Group Housing Project namely "Crescent City Apartments" by M/s Vadhera Apartments Pvt. Ltd.
1.2	Proposal	SIA/PB/INFRA2/442407/2023
1.3	Location of Project	Hadbast No. 153, Village Ayali Khurd, Tehsil & Distt. Ludhiana, Punjab.
1.4	Details of Land area & built-up area	Total Plot Area = 7.996 acres (32,358.410 m ²) Built-up Area as per the application proposal = 1,53,250.09 m ²
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 238.17 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan	As per Master Plan of Ludhiana, project site falls within proposed mixed land use along road front. Location of project is earmarked in the Master Plan.

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change in Land use (CLU) for land area measuring 7.996 acres issued by Department of Town & Country Planning, Punjab vide memo no. 3125 STP(L)/TW12A dated 22.09.2021 submitted
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	Yes. The project involves diversion of 0.0128 ha of the forest land. Application has been filed online for Forest Clearance and is in process. Copy of acknowledgement submitted. However, access to the project from link road will be utilized till Forest clearance is obtained.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, undertaking in prescribed proforma has been submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No. undertaking in prescribed proforma has been submitted
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana Cluster VIII which is approx. 7 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Proposed Green area: 7,952.55 sq.m. No. of trees proposed: 685 trees
4.	Configuration & Population	
4.1	Proposal & Configuration	

9 Residential Blocks (2 BHK, 3 BHK, 4 BHK & pent houses) having 574 dwelling units, club, retail and land reserved for nursery school.

Table 1: Area Statement

Sl. No.	Description	Area (in sq.m.)
1.	Total Plot area	32,358.410 sq.m. (7.996 acres)
2.	Plot area reserved for nursery school	887.320
3.	Net Plot Area	31,471.090
4.	Permissible Ground Coverage (@ 30%)	9,441.327
5.	Achieved Ground Coverage (@ 23.7%)	7,470.494
6.	Total Permissible FAR	Unlimited
7.	Achieved FAR (@ 1:3.275)	1,03,068.911
8.	Non FAR	49,293.855
9.	School FAR (@ 1)	887.320
10.	Built-up Area (7+8+9)	1,53,250.09
11.	Permissible Green Area (@ 25%)	7,867.773
12.	Proposed Green Area (@ 25.27%)	7,952.55

Table 2: Block wise FAR & Non FAR details

S. No.	Blocks	BHK	FAR (in sq.m.)	Non-FAR (in sq.m.)
1	Block A1	4 BHK	14,800.298	1,621.550
2	Block A2, A3 & A6	3 BHK	32,234.826	3,711.555
3	Block A4	3 BHK	13,564.434	1,542.125
4	Block A5	3 BHK	12,154.688	1,389.655
5	Block A7 & A8	2 BHK	20,085.626	2,895.110
6	Block A9	3 BHK	5,733.953	1,545.817
7	Club Building B1	-	1,938.619	240.591
8	Retail R1	-	131.57	0
9	Podium and Stilt	-	2,424.897	13,081.472
10	Basement	-	-	23,265.98

	11	School FAR @ 1		887.320	887.320
	Total		-	1,03,956.231	49,293.855
4.2	Population details		3,207 persons		
	<u>Table 3: Population details</u>				
	S. No	Description	No. of dwelling units	Criteria	Population
	1.	Residential	574 DUs	5 persons / DU	2,870
	2.	Staff	-	-	50
	3.	Visitors population	-	@ 10% of Residential Population	287
	Total Estimated Population				3,207
5	Water				
5.1	Total fresh water requirement: 272 KLD				
	<u>Table 4: Water Demand & Wastewater Generation Details</u>				
	S. No.	Details	Population / Area	Water Demand (in KLD)	
	1.	Residential @ 135 lpcd	2,807	387 KLD	
	2.	Floating @ 45 lpcd	50	2 KLD	
	3.	Visitors @15 lpcd	287	4 KLD	
	Water requirement			393 KLD	
	Flushing water req. (@ 45 lpcd for residential pop. & @ 20 lpcd for floating population & 10 lpcd for visitors)			129+1+3=133 KLD	
	Fresh water requirement			393 – 133 = 260 KLD	
	Make up water for swimming pool			12 KLD	
	Overall Fresh Water Demand			272 KLD	

	Wastewater Generated (@ 80%)		314 KLD				
	Proposed STP Capacity		500 KLD				
	Green area water req.	7,952.55 sq.m.					
	Summer (@ 5.5 lt./m²/day)		44 KLD				
	Winter (@ 1.8 lt./m²/day)		14 KLD				
	Monsoon (@ 0.5 lt./m²/day)		4 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>	No. Application has been filed to PWRDA; copy of acknowledgement is attached along.					
5.4	Total wastewater generation:	314 KLD					
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	314 KLD of wastewater will be generated from the project which will be treated in proposed STP of 500 KLD capacity (to be installed in two modules of 250 KLD each) based on MBBR Technology followed by UF.					
5.6	Treated wastewater for flushing purpose:	133 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 44 KLD Winter: 14 KLD Monsoon: 4 KLD					
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GLADA sewer. Permission for discharging excess treated wastewater not submitted.					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed to GLADA

	1.	405 KLD	314 KLD	308 KLD	133 KLD	Summer: 44 KLD Winter: 14 KLD Monsoon: 4 KLD	Summer: 131 KLD Winter: 161 KLD Monsoon: 171 KLD
5.1 0	Rain water harvesting proposal:		8 nos. of rain water recharging pits will be constructed in the project for artificial rain water recharging within the project premises.				
6	Air						
6.1	Details of Air Polluting machinery:		Total 4 DG sets of 750 KVA each.				
6.2	Measures to be adopted to contain particulate emission/Air Pollution		DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
7	Waste Management						
7.1	Total quantity of solid waste generation		1722 kg/day				
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)		Biodegradable waste will be composted in 2 Composters of 300 kg each. Non-biodegradable waste (recyclable waste) will be disposed off 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 sets 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 demand = 3,200 KW				
8.2	Energy saving measures:		LEDs have been proposed instead of CFLs in the project. Further, solar panels have been proposed within the project premises. Detailed energy savings is attached along.				
8.3	Details of activities under Environment Management Plan. Mr. Kranti Vadhera (Director) will be responsible for implementation of Environment Management Plan. Details of EMP during construction & operation phase is given below:						

Construction & Operation Phase				
Sl. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)
1.	Wastewater Management (STP of 500 KLD capacity to be installed in two modules of 250 KLD each)	65	2	8
2.	Air & Noise Pollution Management (anti-smog guns, tarpaulin sheets / barricading, water sprinklers, etc.)	10	1	1
3.	Landscaping	10	3	7
4.	Rain water recharging (8 Pits)	15	2	4
5.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
6.	Solid Waste Management (2 Composters of 500 & 300 kg)	25	3	5
7.	Energy Efficient measures (LEDs, Solar Panel system, etc.)	100	1	5
		Rs. 230 Lakhs	Rs. 14 Lakhs/annum	Rs. 32 Lakhs/annum
<p>Rs. 2.38 Crores (@ 1% of project cost) will be spent under additional environmental activities. Details of activities to be undertaken in Village Ayali Khurd are given below:</p> <ul style="list-style-type: none"> • Provision of solid waste management within the village. • Construction and maintenance of parks. • Construction of rooms in Govt. Primary/High Schools and provision of computer labs. • Development of panchayati land. 				

The Committee, on perusal of the application proposal observed that the Project Proponent has proposed to discharge its excess treated wastewater into sewer, however no permission has been obtained from local authority (GLADA) for discharging the same. Henceforth, the Committee asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with GLADA sewer.

In this regard, the Project Proponent apprised the Committee that he shall carry out the construction of the project in two phases. The project proponent proposed to construct Block Nos. A1 to A6 in Phase I and Block Nos. A7 to A9 & Club (1 acre land) in Phase II. The Project Proponent has proposed to develop Phase II (1 acre land) under Karnal Technology till the connection of project sewer with MC, Sewer. The Project Proponent submitted the layout plan with revised water demand by considering the construction of Phase I only. The population estimation and water demand has been revised accordingly with details as under:

First Phase

(A) Estimation of Population & Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for water demand	Water demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1	Residential Towers (Block nos. A1 to A6 in Phase I) – 364 DUs @ 5 Persons/DU	1820	135 LPCD	246	45 LPCD	82
2	Staff	50	45 LPCD	2	20 LPCD	1
3	Visitors	182	15 LPCD	3	10 LPCD	2
	Total	2052		251		85

(B) Cumulative details:

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.	251 KLD	201 KLD	197 KLD	85 KLD	Summer-44 KLD Winter-14 KLD Monsoon-4 KLD	Summer-68 KLD Winter-98 KLD Monsoon-108 KLD

The Committee was satisfied with the revised 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 establishment of Group Housing Project namely "Crescent City Apartments" at Hadbast No. 153, Village Ayali Khurd, Tehsil & Distt. Ludhiana, Punjab by M/s Vadhera Apartments Pvt. Ltd. subject to the standard and specific conditions:

Specific Condition:

- (i) **The Project Proponent shall not carry out the development of Phase II i.e., Block No. A7 to A9 & Club and shall maintain this area under Karnal Technology till the final outlet of the project carrying excess treated wastewater is connected with the MC, sewer.**

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

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

of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

III. Water quality monitoring and preservation

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

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

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

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

- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

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

Construction & Operation Phase

Sl. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Wastewater Management (STP of 500 KLD capacity to be installed in two modules of 250 KLD each)	65	2	8

2.	Air & Noise Pollution Management (anti-smog guns, tarpaulin sheets / barricading, water sprinklers, etc.)	10	1	1
3.	Landscaping	10	3	7
4.	Rain water recharging (8 Pits)	15	2	4
5.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
6.	Solid Waste Management (2 Composters of 500 & 300 kg)	25	3	5
7.	Energy Efficient measures (LEDs, Solar Panel system, etc.)	100	1	5
		Rs. 230 Lakhs	Rs. 14 Lakhs/annum	Rs. 32 Lakhs/annum

Rs. 2.38 Crores (@ 1% of project cost) will be spent under additional environmental activities. Details of activities to be undertaken in Village Ayali Khurd are given below:

- Provision of solid waste management within the village.
- Construction and maintenance of parks.
- Construction of rooms in Govt. Primary/High Schools and provision of computer labs.
- Development of panchayati land.

XI. Validity

- 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

- 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.
- The project proponent shall comply with the conditions of CLU, if obtained.
- 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.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. Rajiv Vadhera, CEO, M/s Vadhera Apartments 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.

Environmental Consultant presented the salient features of the project before SEIAA. He further informed that while apprising the project at SEAC level, a condition has been imposed that the Project Proponent shall not carry out the development in 1 acre land area of phase 2 comprising block no.'s A7 to A9 and Club and that this area will be exclusively used for raising plantations as per Karnal Technology model till the treated wastewater outlet of the project is connected with MC sewer. Project Proponent requested and proposed that instead of using 1 acre area in Block No. A7 to A9 and the area earmarked for Club House, he may be permitted to undertake the required plantations using Karnal Technology method in a larger land area of 5,435.18 square yards (1.123 acres) which is located in patches adjoining to the project and ownership of which vests exclusively with the PP.

The main reason cited for requesting the alternate mode of disposal was that if 1.0 acre area in phase 2 of the original project land of 7.996 acres is to be utilized for disposal of treated wastewater through Karnal Technology method, it will necessitate multiple changes in the project parameters and will need revised sanctions of the layout and various other plans since all the project documentation and permissions including built-up areas have been prepared as per particulars provided in the EC application. Such changes will result in major delays in implementation of the Project.

Furthermore, as per approved layout plan, basement is to be constructed in a large part of the project land including the 1 acre area in Block No. A7 to A9 / Club House. As such this area cannot technically be used for raising Karnal Technology plantations for utilization of the treated wastewater.

PP therefore requested that the excess treated wastewater may be permitted to be utilized for plantation in 1.123 acres adjacent land which is under the ownership of the PP. Land documents of this adjacent land of 1.123 acres were submitted during the meeting which were taken on record.

PP further submitted undertaking that this land (1.123 acres) will not be utilized for any other purpose except for disposal of treated wastewater. A copy of the undertaking was also taken on record.

SEIAA observed that the reasons cited for requesting a partial change in one of the conditions recommended by SEAC were genuine. Further, utilization of adjacent equivalent land for disposal of treated waste-water would not result in any change in the technical appraisal of the project by SEAC.

SEIAA therefore, acceded to the request of the PP subject for permitting change in the area to be used for raising plantations as per Karnal Technology model for disposal of the treated wastewater subject to the following conditions:

- i) The alternate (adjoining) land area of 1.123 acres will not be utilized for any other purposes till connection with the MC Sewer;
- ii) No construction activity will be undertaken in 1 acre area in phase 2 (Block no.'s A7 to A9 and

Club) till the outlet of the project carrying excess treated wastewater is connected with the MC, sewer.

To other queries by SEIAA, the Environmental Consultant informed as under:

- 1) STP based on MBR technology followed by Ultra Filtration (UF) will be installed for treatment of wastewater.
- 2) Two composters each of capacity of 300 kg/day will be installed for the management of Bio-degradable solid waste.

Environmental Consultant thereafter submitted the revised Environment Management Plan & Additional Environmental Activities to be carried out under the project as under:

TABLE-I
Environment Management Plan

S No.	Particulars	Construction phase		Operation phase
		Capital Cost (Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)
1.	Wastewater Management (STP of 500 KLD capacity to be installed in two modules of 250 KLD each based on MBR Technology followed by UF)	100	2	8
2.	Air & Noise Pollution Management (anti-smog guns, tarpaulin sheets barricading, water sprinklers, etc.)	10	1	1
3.	Plantation of 685 tall plants of indigenous tree species and Landscaping	10	3	7
4.	Rain water recharging (8 Pits)	15	2	4
5.	Miscellaneous (Environment monitoring cost, Environment Management Cell, etc.)	5	2	2

6.	Solid Waste Management (2 Composters of 300 kg each)	25	3	5
7.	Energy Efficient measures (LEDs, Solar Panel system, etc.)	100	1	5
	Total	Rs. 265 Lakhs	Rs. 14 Lakhs/annum	Rs. 32 Lakhs/annum

Table-II

Additional Environmental Activities

Sl. No.	Activities	Amount (in Lakhs)
1.	Provision of solid waste management within the Village Ayali Khurd and its maintenance for 2 years	40
2.	Development of Panchayati land in the form of Nanak Bagichi in Village Ayali Khurd and its maintenance for 3 years.	100
3.	Cleaning and Rejuvenation of pond in Village Ayali Khurd	50
4.	Green Punjab Mission fund	38
5.	Distribution of Jute bags in Village Ayali Khurd	10
	Total	Rs. 2.38 Crores

SEIAA was satisfied with reply of the project proponent. A copy of the revised presentation submitted by project proponent was also taken on record.

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of Group Housing Project namely "Crescent City Apartments" by M/s Vadhera Apartments Pvt. Ltd. at Hadbast No. 153, village Ayali Khurd, Tehsil & Distt. Ludhiana, Punjab in area of 32,358.41 sqm having built-up area of 1,53,250.09 sqm as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with

proposed measures and subject to the conditions proposed by SEAC and additional conditions as under:

- 1) The project proponent shall undertake revised EMP & AEA activities as per Table-I & II above.
- 2) Plantation activities should be commenced at the earliest and completed within 1 year. 8 Feet tall plants of indigenous tree species should be planted.
- 3) The Project Proponent shall not commence any construction in 1 acre Phase II area comprising Block No.'s A7 to A9 and Club till the outlet of the project carrying excess treated wastewater is connected with the MC, sewer.
- 4) The Project Proponent shall develop additional land of 5,435.18 square yards (1.123 acres) adjoining to the project as per Karnal Technology model for disposal of treated wastewater. This land will not be utilized for any other purposes till the outlet of the project carrying excess treated wastewater is connected with the MC, sewer.
- 5) The project proponent will install STP of 500 KLD (in two modules of 250 KLD each) capacity based on MBR technology followed by UF for the treatment of domestic effluent and shall achieve the standards of BOD <10 mg/l.
- 6) The project proponent shall obtain NOCs from NHAI /concerned State Authorities /State Forest Department and any other relevant authorities for obtaining access to the project site and will be bound to comply with the conditions prescribed in the said NOCs.

Item no. 265.02: Application for Terms of Reference for expansion of residential township project namely “TDI CITY” located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab by M/s TDI Infratech Limited (Proposal no. SIA/PB/INFRA2/439041/2023).

The project proponent has been granted EC for the existing project vide letter no. SEIAA/MS/2014/1208 dated 06.02.2014. The total land area of the project was 156.183 acres and built-up area of 140,000 sqm.

The project proponent has applied for obtaining Terms of Reference (**Violation category**) under EIA Notification dated 14.09.2006 for expansion of residential township project namely “TDI CITY” located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab. The project is covered under category 8(b) of the schedule. The total land of the project is 163.117 acre having built up area of project after expansion is 721720 Sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

Sr. No.	Description	Area as per previous EC	Additional Area Proposed	Total Area after expansion
1	Total Land	156.183 (acre)	6.94 acre	163.123 (acre) EWS area excluded
2	Built-up Area	140000 sqm	581719.75 sqm	721719.75 sqm

The details of the land CLU for land area measuring 168.008 acres is as under:

- a) Permission for change of land use vide letter No. 1534 CTP(PB)/SP-432(M) dated 13.02.2009 issued by Department of Town & Country Planning, Punjab for land measuring 98.159 acres.
- b) Permission for change of land use vide letter No. 6517 CTP(PB)/MPR13 (A) dated 19.08.2009 issued by Department of Town & Country Planning, Punjab for land measuring 14.020 acres.
- c) Permission for change of land use vide memo No. 178 CTP(PB)/SP 432 (M) dated 12.01.2011 issued by Department of Town & Country Planning, Punjab for land measuring 7.625 acres.
- d) Permission for change of land use vide memo No. 2785 CTP(PB)/SP-432 (M) dated 18.04.2011 issued by Department of Town & Country Planning, Punjab for land measuring 10.265 acres.
- e) Permission for change of land use vide memo No. 743 CTP(PB)/SP-432 (M) dated 06.02.2013 issued by Department of Town & Country Planning, Punjab for land measuring 1.39 acres.

- f) Permission for change of land use vide memo No. 3516 CTP(PB)/SP-432 (M) dated 26.06.2013 issued by Department of Town & Country Planning, Punjab for land measuring 31.20 acres.
- g) Permission for change of land use vide memo No. 4015 CTP(PB)/SP-432 (M) dated 18.07.2013 issued by Department of Town & Country Planning, Punjab for land measuring 5.29 acres.

The project proponent has submitted an undertaking w.r.t. non-involvement of Forest/PLPA land in the project area and area in prescribed format

The Project Proponent has deposited Rs.70,000/- vide UTR No. N12721058827891 dated 07.05.2021 and Rs. 64,625/- vide UTR No. N1452106051159439 dated. 25.05.2021 and Rs. 4,03,875/- vide UTR No. PSIBR22115914645 dated. 25.04.2022. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Mandeep Sharma, Sr. Manager M/s TDI Infratech Limited.
- (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 perused the application proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for expansion of residential township project namely "TDI CITY" located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

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

3. The Project Proponent shall submit the details of the construction activity carried out in the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. Prince Chhabra, Vice President Operations, M/s TDI Infratech Limited.
- (ii) Mr. Mandeep Sharma, Sr. Manager M/s TDI Infratech Limited.
- (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.

Environmental Consultant presented the salient features of the project before SEIAA. A copy of the presentation submitted by project proponent was taken on record.

To a query by SEIAA, the Project Proponent informed as under:

- (i) The built up area of the project is proposed to be increased from 1,40,000 sqm to 7,21,719.75 sqm.
- (ii) Presently, around 700 residential plots are occupied in the project and the wastewater generated from the project is treated in STP of 1.5 MLD capacity and after treatment the wastewater is disposed off onto land for plantation developed as per Karnal technology.

SEIAA noted that as per the recommendations of SEAC, the case falls under the violation category and further action needs to be taken as per OM dated 07.07.2021 issued by the MoEF&CC for identification and handling of violation cases under EIA notification, 2006. As per the said notification, action is to be taken against the violator by Punjab Pollution Control Board under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986.

During discussions, representative of the promoter company agreed to take requisite action with respect to all the TORs proposed by SEAC.

To a query by SEIAA, Environmental Consultant of the project proponent informed that a separate chapter to define the role and responsibilities of different stakeholders for implementation of the Environmental Management Plan as well as to comply with the conditions of Environmental Clearance to be granted shall be prepared. SEIAA decided to impose an additional TOR in this regard.

SEIAA further observed that there are serious and repeated complaints regarding treatment & disposal of waste-water against the 2 projects being developed by the PP. Further, a number of reports have been received from PPCB etc that the PP is habitually violating the conditions imposed by SEIAA in the earlier granted EC to the Project. The PP is not present in person in the meeting which shows non-seriousness of the company to comply with the environmental norms.

After detailed deliberations and in accordance with the provisions of OM dated 07.07.2021 SEIAA decided as under:

- 1) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
- 2) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- 3) Terms of reference be issued to the project proponent as recommended by SEAC for expansion of residential project namely "TDI CITY" located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab by M/s TDI Infratech Ltd. subject to specific TOR & standard ToR as recommended by SEAC and additional specific ToR as under:
 - a) The project proponent shall make necessary arrangement for disposal of treated wastewater generated from the project in an environmentally sound manner.
 - b) The project proponent shall propose the Additional Environmental Activities to be undertaken under the expansion project (@ 1% of the expansion cost of the project) as per the list of AEA activities approved by SEIAA.
 - c) The project proponent shall submit a separate chapter defining the role and responsibilities of all stakeholders in the implementation of the proposed Environmental

Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.

- d) Environmental Consultant shall prepare EIA report in accordance with Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

The Authority further felt that the owner of M/s TDI Infratech Ltd. group is required to be made personally aware of the serious environmental malpractices being indulged in by the TDI Group and sensitized about the need to adhere to relevant environmental laws. It was therefore further decided that the owner (PP) shall be present in person in the next meeting of SEIAA, when the agenda of the projects being developed by it is taken up by the Authority.

Item No. 265.03: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of Hospital project namely “100 bedded PGI Satellite Centre” at Ferozepur, Punjab by M/s Post Graduate Institute of Medical Education & Research (PGIMER) (Proposal No. SIA/PB/INFRA2/442656/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of Hospital project namely “100 bedded PGI Satellite Centre” at Ferozepur, Punjab.

The Project shall comprise of 100 bedded Hospital (100 Census beds + 70 non-census beds 170 beds), Guest House, Bachelor Doctor Hostel, Residential facilities and other ancillary requirements. The total land area of the project is 1,10,403 sqm (27.281 acres) having built up area of 45188.86 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has also deposited Rs. 87,100/- vide NEFT No. SBIN323251957206 dated 08.09.2023 and Rs. 3,290/- vide UTR No. 328347776430 dated 10.10.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 09.10.2023 furnished the construction status report, relevant portion of the same is as under:

“It is submitted that the proposed site of the project was visited by this office on 09.10.2023 and during visit, it was observed as under: -

- 1. The project proponent has carried out 80% boundary wall of the site and remaining is under process. No office building has been constructed at site and only labour quarters were observed at site. As informed by representative, the total area of the site is 27 acres.*
- 2. No industry (air polluting as well as water polluting), drain, river was observed within 500-meter radius of the site. The front part of the site is located adjacent to Ferozepur-Moga highway, the back part of the site is surrounded by agricultural fields. The right part is located adjacent to Circuit House, Ferozepur Building and the other part lies closed to the commercial shops/ residential houses. A petrol pump, a residential colony and a fishery farm lie within 500-meter radius of the boundary of the site.*
- 3. There is no brick kiln, saila plant, rice sheller, hot mix plant, cement plant within 100-meter radius of the site. Further, there is no MAH event within 250-meter radius of the site. As such, the site is complying with the prescribed criteria for construction projects.*

Regarding classification of land, the report may be obtained from Deptt. of Town & Country Planning.”

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Sushil Kumar, Constructing Engineer M/s Post Graduate Institute of Medical Education & Research (PGIMER).
- (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. The Environmental Consultant apprised the Committee that the built-up area and FAR area of the project have been revised and same has been included in the presentation. Thereafter, Environmental Consultant presented the case as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Hospital Project namely “100 bedded PGI Satellite Centre” at Ferozepur, Punjab by M/s Post Graduate Institute of Medical Education & Research (PGIMER)
1.2	Proposal:	SIA/PB/INFRA2/442656/2023
1.3	Location of Project:	Ferozepur, Punjab.
1.4	Details of Land area & Built up area:	Plot area: 27.281 acre. Built up area: 45188.86 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 249 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan of Ferozepur, the project falls in the Government/Public Office, Commercial Mix Zone & Residential area (Low Density).
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	1. A copy of the letter No. V-17020/163/1019-INI-II dated 25.09.2019 issued by Ministry of Health & Family Welfare appended with the minutes of the meeting held under the Chairmanship of Secretary (HFW) on 18.09.2019 for setting up of PGIMER Satellite Centre at Ferozepur, Punjab submitted, wherein, it has been mentioned that the land

		<p>measuring 25 acres has already been taken in possession by PGIMER on 09.02.2019 from Govt of Punjab. A copy of possession certificate for land area measuring 25 acres issued by Govt of Punjab submitted, with details as under:</p> <table border="1"> <thead> <tr> <th>Name of the Village</th> <th>Land area</th> </tr> </thead> <tbody> <tr> <td>Bajidpur</td> <td>103 Kanal, 2 Marla</td> </tr> <tr> <td>Malewal</td> <td>17 Kanal, 18 Marla</td> </tr> <tr> <td>Satiawala</td> <td>79 Kanal, 0 Marla</td> </tr> <tr> <td>Total</td> <td>199 Kanal 20 Marla</td> </tr> </tbody> </table> <p>2. The Project Proponent has also submitted land documents pertaining to remaining land area of 2.281 acres.</p>	Name of the Village	Land area	Bajidpur	103 Kanal, 2 Marla	Malewal	17 Kanal, 18 Marla	Satiawala	79 Kanal, 0 Marla	Total	199 Kanal 20 Marla
Name of the Village	Land area											
Bajidpur	103 Kanal, 2 Marla											
Malewal	17 Kanal, 18 Marla											
Satiawala	79 Kanal, 0 Marla											
Total	199 Kanal 20 Marla											
3	Forest, Wildlife and Green Area											
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in this regard in prescribed format submitted.										
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in this regard in prescribed format submitted.										
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, an undertaking in this regard in 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.										
3.6	Green area requirement and proposed No. of trees:	Total green area: 33,442.98 sq.m. (@ 30.29% of total site area) Proposed trees to be planted: 1,402 trees										
4.	Configuration & Population											
4.1	<p>Proposal & Configuration</p> <p><u>Area Statement</u></p>											

Sl. No.	Description	Area (in sq.m.)
1.	Plot area	1,10,402.39 sq.m. (27.281 acres)
2.	Permissible Ground Coverage (@ 40%)	49681.07
3.	Ground Coverage Achieved (@ 11.84%)	12174.10
4.	Built up area	45188.86
5.	Green area (@30.29%)	33,442.98

Built-Up area details

S. No.	Particulars	No. of beds/ Units/ Rooms	Number of floors	FAR (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (in sq.m.)
1.	Hospital Block	100 +70 Bedded	G+3	22,888.05	1,241.14	24,129.19
2.	Gas Plant/Central Kitchen Block	-	-	451.97	-	451.97
3.	Mortuary Block	-	-	355.02	-	355.02
4.	HVAC Plant Block	-	-	467.42	30.11	497.53
5.	Waste Management Block	-	-	90.94	-	90.94
6.	Bachelor Doctor Hostel	96 Units	G+9	4,359.73	430.22	4,789.95
7.	Housing Type-III	60 Units	G+9	5,241.25	394.49	5,635.74
8.	Housing Type-IV	32 Units	G+7	4,795.62	125.16	4,920.78
9.	Housing Type-V	12 Units	G+2	2,572.24	99.04	2,671.28
10.	Guest House	30 Rooms	G+2	1,485.68	160.78	1,646.46
Total		-	-	42,707.92 sq.m.	2,480.94 sq.m.	45,188.86 sq.m.

4.2	Population details			
	Description	Factors as per NBC (Number of people)	Area (in sq.m.)/ Dwelling Unit	Population
RESIDENTIAL ZONE (H-1)				
TYPE III (G+2) (2 BHK)	5 persons per DU	60 DUs	300	
TYPE IV (G+7) (3 BHK)	6 persons per DU	32 DUs	192	
TYPE V (G+9) (4 BHK)	7 persons per DU	12 DUs	84	
Visitors	10% of the residential population	--	58	
Staff	10% of the residential population	--	58	
SUB TOTAL			692	
BACHELOR DOCTOR HOSTEL (G+9) (H-2)				
Bachelor Doctor Hostel	1 person per Unit	96 Units	96	
Visitors	10% of the residential population	--	10	
Staff	10% of the residential population	--	10	
SUB TOTAL			116	
GUEST HOUSE (G+4) (H-3)				
Guest house	1 person per Unit	30 Units	30	
Visitors	10% of the residential population	--	3	
Staff	10% of the residential population	--	3	

SUB TOTAL			36
HOSPITAL & OPD BLOCK (H-4)			
No. of Beds	170 beds	--	170
Visitors	@2 Persons per bed		340
OPD	10 sq.m. per person	5,399 sq.m.	540
Staff (Doctors, Nurses/Ward boys, Housekeeping, Administrative staff, security, attendants, etc.)	--	--	400
SUB TOTAL			1,450
TOTAL POPULATION = 2,294 Persons			

5 Water

5.1 Water demand & wastewater generation calculations

SI. No.	Details	Population	Criteria (lpcd)	Water Demand (KLD)
1.	Residents including Guest House & Hostel (H-1+H-2+H-3)	702	135	95
2.	Visitors	411	15	6
3.	Hospital (No. of beds)	170	450 lt./bed/day	77
4.	Kitchen (4 Meals/day)	680 Meals	15 lt./meal/day	10
5.	Floating population including staff	471	45	21
6.	OPD	540	15	8
7.	Water Requirement			217 KLD

	8.	Flushing Water Requirement (@ 45 lpcd for residential, @ 10 lpcd for visitors, @ 150 lpcd for hospital, @ 20 lpcd for floating population & @ 5 lpcd for OPD)	32+4+26+9+3 = 74 KLD
	9.	Fresh water demand	217 - 74 = 143 KLD
	10.	Clinical water demand (20 litres/bed/day)	3.4 say 4
	11.	Laundry water demand (4 kg/bed & 20 lt./kg/day)	14
	12.	Make up water for HVAC cooling [4 chillers (3 working+1 standby) of 400 TR capacity each] <ul style="list-style-type: none">• Summer• Winter (@ 75%)• Monsoon	<ul style="list-style-type: none">• 136• 102• 136
	13.	Green area water demand for 26,562.98 sq.m.	
		<ul style="list-style-type: none">• Summer (@ 5.5 lt./m²/day)	146
		<ul style="list-style-type: none">• Winter (@ 1.8 lt./m²/day)	48
		<ul style="list-style-type: none">• Monsoon (@ 0.5 lt./m²/day)	13
	14.	Sewage Generation (@ 80% of water requirement at pt. 7)	174 KLD
		<ul style="list-style-type: none">• HVAC blowdown	Summer@14 KLD Winter@10 KLD Rainy@14 KLD
		<ul style="list-style-type: none">• Effluent Generation (Clinical + Laundry) (10+11) (@ 100%)	4+14 = 18 KLD
	15	Total Wastewater generation and treated wastewater generation	206 KLD and 202 KLD
5.2	Source:		Bore wells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted any details in this regard.	

5.4	Total wastewater generation:	206 KLD																
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	Wastewater from hospital i.e. clinical & laundry 18 KLD will be generated and treated in proposed ETP of 50 KLD. 206 KLD of wastewater from domestic and HVAC blowdown as well as treated water from ETP will be treated in proposed STP of 250 KLD capacity based on MBR Technology.																
5.6	Treated wastewater for flushing purpose:	74 KLD																
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 146 KLD Winter: 48 KLD Monsoon: 13 KLD																
5.8	Utilization/Disposal of excess treated wastewater.	Treated water from STP will be recycled for flushing, landscaping & excess to 1.7 acres of land reserved for Karnal Technology within the project.																
5.9	Cumulative Details:																	
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>HVAC cooling</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into Karnal Technology within the project</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer: 517 KLD Winter: 385KLD Monsoon: 384 KLD</td> <td>192 KLD</td> <td>Summer: 14 KLD Winter: 10 KLD Monsoon: 14 KLD</td> <td>Summer: 202 KLD Winter: 198 KLD Monsoon: 202 KLD</td> <td>74 KLD</td> <td>Summer: 146 KLD Winter: 48 KLD Monsoon: 13 KLD</td> <td>Winter: 76 KLD Monsoon: 115 KLD</td> </tr> </tbody> </table>	S. No.	Total water Requirement	Total wastewater generated	HVAC cooling	Treated wastewater	Flushing water requirement	Green area requirement	Into Karnal Technology within the project	1.	Summer: 517 KLD Winter: 385KLD Monsoon: 384 KLD	192 KLD	Summer: 14 KLD Winter: 10 KLD Monsoon: 14 KLD	Summer: 202 KLD Winter: 198 KLD Monsoon: 202 KLD	74 KLD	Summer: 146 KLD Winter: 48 KLD Monsoon: 13 KLD	Winter: 76 KLD Monsoon: 115 KLD	
S. No.	Total water Requirement	Total wastewater generated	HVAC cooling	Treated wastewater	Flushing water requirement	Green area requirement	Into Karnal Technology within the project											
1.	Summer: 517 KLD Winter: 385KLD Monsoon: 384 KLD	192 KLD	Summer: 14 KLD Winter: 10 KLD Monsoon: 14 KLD	Summer: 202 KLD Winter: 198 KLD Monsoon: 202 KLD	74 KLD	Summer: 146 KLD Winter: 48 KLD Monsoon: 13 KLD	Winter: 76 KLD Monsoon: 115 KLD											
5.10	Rain water harvesting proposal:	25 Rain Water Recharging pits with have been proposed for artificial rain water recharging within the project premises.																
6	Air																	
6.1	Details of Air Polluting machinery:	Total 4 DG sets of total capacity 3,020 KVA (2 x 500 KVA and 2 x 1010 KVA) are proposed.																
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	820 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.	Solid waste management area has been provided and earmarked in layout plan attached along with application. biomedical waste generated will be handed over to authorized agency namely M/s MEDWASTE SOLUTIONS PVT. LTD. and disposed of as per Biomedical Waste Management Rules, 2016 and its amendments thereafter. Biodegradable waste will be composted by use of Composter of 350 kg capacity. Non-biodegradable waste will be disposed of through authorized recycler vendors.		
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:	Total Power requirement will be 3,396 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).		
8.2	Energy saving measures:	<ul style="list-style-type: none"> • 260 KW of solar power system has been proposed on the roof top of Buildings. • Solar water heater will be installed in blocks except Hospital Building to fulfil 40% of hot water requirement. • LEDs are proposed in all common areas. 		
8.3	Details of activities under Environment Management Plan.			
		Construction Phase		Operation Phase
	S. No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
			Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
	1.	Air Pollution (Control including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	8	2
	2.	Water Pollution Control (STP of 250 KLD based on MBR)	160	2
				Recurring Cost (in Lakhs per Annum)
				0.5
				8

	technology and ETP of capacity 50 KLD)			
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	2
4.	Landscaping (1,402 nos. of trees and green area development)	20	-	5
5.	Solid Waste Management (Composter of 350 kg) & biomedical waste management	80	2	5
6.	Rain water Harvesting (25 pits)	80	2	5
7.	Energy Conservation (LED lights in common areas, solar water heater, 260 KW solar panels, etc.)	150	5	10
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		Rs. 505 Lakhs	Rs. 15.5 Lakhs	Rs. 37.5 Lakhs

Additional Environment Activities:

1. Ayushman Bharat Scheme: Free access to health insurance coverage for low income earners.
2. No charges for treatment of patients admitted in emergency during first 24 hours.
3. Free treatment to poor patients (Belonging to BPL families).

During meeting, the Project Proponent apprised the Committee that the 115 KLD of excess treated wastewater shall be utilized in the land area of 5644.77 sqm (1.39 acre) proposed to be developed as per Karnal Technology within the project and submit the layout plan for the same. The Committee noted the same.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to

SEIAA with the recommendation to grant Environmental Clearance for establishment of Hospital project namely “100 bedded PGI Satellite Centre” at Ferozepur, Punjab, subject to the following 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 including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	8	2	0.5
2.	Water Pollution Control (STP of 250 KLD based on MBR technology and ETP of capacity 50 KLD)	160	2	8
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	2
4.	Landscaping (1,402 nos. of trees and green area development)	20	-	5
5.	Solid Waste Management (Composter of 350 kg) & biomedical waste management	80	2	5

6.	Rain water Harvesting (25 pits)	80	2	5
7.	Energy Conservation (LED lights in common areas, solar water heater, 260 KW solar panels, etc.)	150	5	10
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		Rs. 505 Lakhs	Rs. 15.5 Lakhs	Rs. 37.5 Lakhs

Additional Environment Activities:

4. Ayushman Bharat Scheme: Free access to health insurance coverage for low income earners.
5. No charges for treatment of patients admitted in emergency during first 24 hours.
6. Free treatment to poor patients (Belonging to BPL families).

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

1. 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.
2. The project proponent shall comply with the conditions of CLU, if obtained.
3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10. 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.
11. 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.
12. 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.
13. 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.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. P.S. Saini, Superintending Engineer, M/s Post Graduate Institute of Medical Education & Research (PGIMER).
- (ii) Mr. Sushil Kumar, Construction Engineer M/s Post Graduate Institute of Medical Education & Research (PGIMER).
- (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.

Environmental Consultant presented the salient features of the project before SEIAA.

In reply to queries raised by the Authority, the Environmental Consultant informed as under:

- (i) The hospital will have 100 beds, and additionally, 70 beds will be provided in emergency wards.
- (ii) Raw water characteristics utilized for designing the ETP-cum-STP have been revised and now Bio-assay parameter has also been included.
- (iii) Pre-treatment using Sodium Hypochlorite solution to liquid waste @18 KLD will be done at source itself and the pre-treated water will finally be treated in ETP based on MBR followed by Ultra Filtration (UF).
- (iv) The sludge generated from ETP-cum-STP will be disposed off to TSDF, Nimbuan, Derabassi.

To another query by SEIAA, the Project Proponent informed that it shall deposit 1% of total Project Cost (i.e. an amount of Rs 2.50 Cr.) towards Additional Environmental Activities in the Greening Punjab Mission revenue head of the state treasury through the DFO Ferozepur within 6 months after grant of EC.

Keeping the foregoing in view, the PP submitted the revised EMP and AEA activities to be implemented under the project are as under:

Table 1

EMP activities

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 including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	8	2	0.5
2.	Water Pollution Control (STP of 250 KLD based on MBR technology and ETP of capacity 50 KLD)	170	2	8
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	2
4.	Landscaping (1,402 nos. of trees and green area development)	20	-	5
5.	Solid Waste Management (Composter of 350 kg) & biomedical waste management	80	2	5
6.	Rain water Harvesting (25 pits)	80	2	5
7.	Energy Conservation (LED lights in common areas, solar water heater, 260 KW solar panels, etc.)	150	5	10
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		Rs. 515 Lakhs	Rs. 15.5 Lakhs	Rs. 37.5 Lakhs

Table 2

AEA Activities

Sr. No.	Activities	Cost	Duration
1.	Greening Punjab Mission through the DFO within 6 months	2.50 Cr.	Within 6 months
	Total	2.50 Cr.	

SEIAA perused and approved the revised EMP and AEA activities as above.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Hospital project namely “100 bedded PGI Satellite Centre” at Ferozpur, Punjab by M/s Post Graduate Institute of Medical Education & Research (PGIMER) as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and additional conditions as under:

- 1) Project Proponent will implement the revised EMP and AEA activities as per Tables 1 and 2 above respectively.
- 2) Plantation activities should be commenced at the earliest and completed within 1 year. 8 Feet tall plants of indigenous tree species should be planted.
- 3) The project proponent will install ETP-cum-STP based on MBR technology followed by UF for the treatment of wastewater and shall achieve the standards of BOD <10 mg/l.
- 4) The Project Proponent shall deposit an amount of Rs 2.50 Cr. in the Greening Punjab Mission revenue head of the state treasury through the DFO Ferozpur within 6 months as under:

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

Item No. 265.04: Grant of Environmental Clearance (EC) to the proposed Mega Group Housing Project “Omaxe Royal Residency” at Village, Thakkarwal, Pakhowal Road, District, Ludhiana under the provision of EIA Notification, 2006.

The Project “Royal Residency” by Omaxe Limited, Village Dad and Thakkarwal, Ludhiana was granted EC for expansion of Residential Township Project vide no. EC23B03PB128752 dated 28.09.2023 subject to certain conditions mentioned therein and additional condition that the Project Proponent shall deposit Rs. 70 lakhs in the Govt treasury under Greening Punjab Mission budget head through the concerned DFO by 31.12.2023 as a part of AEA.

Now, the Project Proponent vide its letter no. OL/RR/2023-11 dated 12.10.2023 has intimated that they have been granted EC vide no. EC23B03PB128752 dated 28.09.2023 in which condition has been imposed at S No. 3 of Table-2 (AEA) that an amount of Rs 70 Lakhs is to be deposited in the Greening Punjab Mission budget head the concerned DFO by 31.12.2023”. PP has requested that considering the large amount of money involved in the case, they may be allowed to deposit the amount of Rs. 70 lakhs in four equal installments starting from December 2023 onwards. The request letter is as per **Annexure-A**.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. Harjot Singh Narang, Deputy Manager, Omaxe Royal Residency.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

The Project Proponent informed SEIAA that due to certain financial constraints, it has been requested to allow them to make the payment of Rs. 70.00 lakhs in Green Mission Punjab in four equal installments.

After detailed deliberation, it was decided to amend the condition X: Environment Management Plan, Sub- point no. (iii), Table-2 (Additional Environmental Activities)- Sr. no. 3 in the EC granted to the Project Proponent vide no. EC23B03PB128752 dated 28.09.2023 as under:

Sr. no.	Activities	Cost (Rs. In lacs)	Date of Completion	Schedule of deposits
1.	Amount to be deposited \ in the Green Mission Punjab through the concerned DFO	70	30.06.2024	Rs. 35.00 lakh will be deposited by 31.12.2023. Remaining amount of Rs. 35 lakh will be deposited by 30.06.2024.

Item No. 265.05: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for Hospital project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab by M/s Metaphysical Healthcare Pvt Ltd (Proposal No. SIA/PB/MIS/305310/2023).

The project proponent was granted Environmental Clearance vide letter No. EC20B038PB194477 dated 03.07.2022 for establishment of Hospital project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab. The total land area of project is 7,486.62 sqm having built up area 25,578.84 sqm.

The Project Proponent has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for Hospital project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab by M/s Metaphysical Healthcare Pvt Ltd. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006. The Project Proponent has deposited Rs. 6952/- vide UTR No. N274232664715963 dated 01.10.2023 and Rs. 4000/- vide UTR No. N283232682398171 dated 10.10.2023.

The Project Proponent has stated that no construction activity has been started. Only excavation started at site.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Sh. Saksham Jain, CEO M/s Metaphysical Healthcare Pvt Ltd.
- (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 amendment proposal as under:

Sr. No.	Description	As per Environmental Clearance	As per proposal	Total
1.	Size of project	7486.62 sqm	--	7486.62 sqm
2.	Built up area	25578.84 sqm	+ 5475.16	31054 sqm

3.	Total bed in Hospital	200 and 30 (Emergency)	--	200 and 30 (Emergency)
4.	Estimated Population	2330 Persons	--	2330 Persons
5.	Power Requirement & Source	2900 KW from State grid	--	2900 KW from stat grid

The Committee perused amendment proposal and observed that there is increase in the built-up area with no increase in other environmental parameters. The overall increase in the total built up area is due to increase in the FAR & Non-FAR area as under:

Description	As per Environmental Clearance	As per the proposal
FAR area	11220.71 sqm	12207.50 sqm
Non-FAR area	14358.13 sqm	18845.86 sqm
Built up area	25578.84 sqm	31054 sqm

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendation to grant amendment in Environmental Clearance.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Sh. Saksham Jain, CEO M/s Metaphysical Healthcare Pvt Ltd.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

Environmental consultant presented the salient features of the project as under:

Table I

Sr. No.	Description	As per Environmental Clearance	As per proposal	Total
1.	Size of project	7486.62 sqm	--	7486.62 sqm
2.	Built up area	25578.84 sqm	+ 5475.16	31054 sqm
3.	Total bed in Hospital	200 and 30 (Emergency)	--	200 and 30 (Emergency)
4.	Estimated Population	2330 Persons	--	2330 Persons

5.	Power Requirement & Source	2900 KW from State grid	--	2900 KW from stat grid
----	----------------------------	-------------------------	----	------------------------

To a query by SEIAA, Project Proponent informed that as per approved layout plan, there has been an increase in built-up area of the project. However, there is no increase in any other environmental load or parameter.

A copy of the presentation was submitted which was taken on record by SEIAA.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and amend Environmental Clearance granted vide no. EC20B0338PB194477 dated 03.07.2022 for Hospital project namely "Multi Speciality Hospital" located at Sector 89, SAS Nagar, Punjab by M/s Metaphysical Healthcare Pvt Ltd as per the Table-I given above with all other details and conditions remaining the same as in the original EC.

Item No. 265.06: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for commercial project namely “Prism” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar by M/s SRG Builders and Promoters Pvt Ltd. (Proposal No. SIA/PB/MIS/304482/2023).

The project proponent was granted Environmental Clearance vide letter No. SEIAA/MS/2021/4506 dated 13.07.2021 for establishment of commercial project namely “Prism” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar by M/s SRG Builders and Promoters Pvt Ltd. The total land area of project is 12737 sqm having built up area 25251 sqm.

The Project Proponent has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for commercial project namely “Prism” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The details of the construction activity as under:

Sr. No.	Description (Tower/Blocks)	Construction activity (Stilt/basement) in sqm
1.	1 Block (Basement+ LG, UG, FF, 2 nd and 3 rd)	Construction started approximately 40 % structural work has been completed.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Sh. Rajiv Vasudev, Manager M/s SRG Builders and Promoters Pvt Ltd.
- (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	As per Environmental Clearance	As per proposal
1.	Name of the project	Prism	Prism Plaza
2.	Built up area	25251 sqm	22176 sqm
3.	Population	2650	5221
4.	Fresh Water	17 KLD	36 KLD

5.	Domestic water	47 KLD	93 KLD
6.	Flushing	30 KLD	57 KLD
7.	STP	50 KLD	125 KLD
8.	MSW	530 Kg/day	1044 Kg/day

The Committee observed that the overall decrease in the built-up area is due to lesser increase in the FAR area and substantial decrease in Non-FAR area, details of the same are mentioned as under:

Description	As per Environmental Clearance	As per the proposal
FAR area	18938 sqm	22176 sqm
Non-FAR area	6316 sqm	Nil
Built up area	25251 sqm	22176 sqm

The Committee further asked the Project Proponent to explain the reasons for increase in population, water demand, flushing water requirement and Solid Waste generation despite decrease in built up area. In this regard, the Project Proponent submitted the details as under:

Description	Details as per earlier Environment Clearance		Details as per amendment proposal	
Total built up area of UG, LG floor	7594 sqm (@1 Person /10sqm)	760 persons	9140 sqm (@1 person / 3 sqm)	3047 persons
Total built up area on rest of floors	11343 sqm (@1 Person/6sqm)	1890 Persons	13036 sqm (@1 person / 6 sqm)	2174 persons
Total Population		2650 Persons		5221 persons
Water requirement for permanent population (Commercial)	265 persons @ 45 lpcd	12 M ³ /day	522 persons @45 lpcd	23 M ³ /day
Water requirement for floating population	2385 persons @ 15 lpcd	35 M ³ /day	4699 persons @15 lpcd	70 M ³ /day
Total Domestic water required		47 M³ /day		93 M³/day
Total Discharge @ 80% to STP		38 M ³ /day		74 M ³ /day

Water requirement for flushing	265 persons @20 lpcd	6 M3/day	522 persons @20 lpcd	10 M3/day
	2385 persons @10 lpcd	24 M3/day	4699 persons @10 lpcd	47 M3/day
		Total - 30 M3/day		Total - 57 M3/day
MSW generation @ 0.2 Kg / person/day	2650 @ 0.2 kg	530 kg/Day	5221 @ 0.2 kg	1044 kg/Day

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendation to grant amendment in Environmental Clearance.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Sh. Rajiv Vasudev, Manager M/s SRG Builders and Promoters Pvt Ltd.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

Environmental consultant presented the salient features of the project.

In reply to queries by SEIAA query by SEIAA, the Environmental Consultant informed as under:

- i) There has been an increase in FAR area as a result of which population has increased. However, the non-FAR area has been reduced to nil, as a result of which total built up area of the project has been reduced from 25,251 sqm to 22,176 sqm.
- ii) They will install composter of capacity 500 kg/day for the treatment of biodegradable solid waste.
- iii) After proposed amendment, there will be following changes:

Table I

Sr. No.	Description	As per previous Environmental Clearance	As per fresh proposal
----------------	--------------------	--	------------------------------

1.	Name of the project	Prism	Prism Plaza
2.	Built up area	25251 sqm	22176 sqm
3.	Population	2650	5221
4.	Fresh Water	17 KLD	36 KLD
5.	Domestic water	47 KLD	93 KLD
6.	Flushing	30 KLD	57 KLD
7.	STP	50 KLD	125 KLD
8.	Disposal Details	Flushing@30 KLD Green area of 2036sqm @4KLD	Flushing@57 KLD Karnal Technology in an area of 2036sqm @17 KLD
9.	MSW	530 Kg/day	1044 Kg/day

To another query by SEIAA, the Environmental Consultant submitted revised EMP and AEA as under:

Environment Management Plan (Table II)

Sr. No.	Particulars of Expenditure	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation system	2.0	1.0
3.	Wind breaking curtains	8.0	3.0
4.	Sprinklers for suppression of dust	3.0	3.0
5.	Environmental Monitoring	-	5.9
	Total	13.5	13.9
Construction & Operation Phase			
6.	Sewage Treatment Plant	25.0	4.5
7.	Solid Waste segregation & disposal	10.0	2.0
8.	Rain Water Harvesting	6.0	0.50
9.	Green area development	8.0	3.0
10.	Environmental Monitoring	-	6.9
	Total	49.0	16.9

Additional Environmental activities (Table III)

Sr. No.	Particulars	Approx. Cost (Rs in Lac)
---------	-------------	--------------------------

1	Distribution of Jute bags through PPCB/ Government Departments.	5.0
2	Plantation within 5 Km area	5.0
3	Village Pond cleaning at Village Sahauran Tehsil Kharar	25.0
Total		35.0

A copy of the revised presentation was submitted which was taken on record by SEIAA.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and amend the Environmental Clearance granted vide no. SEIAA/MS/2021/4506 dated 13.07.2021 for establishment of commercial project namely “Prism Plaza” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar by M/s SRG Builders and Promoters Pvt Ltd. for an area of 12,737 sqm and built up area of 22,176 sqm. as per the Table-I given below with all other details and conditions remaining the same as in the original EC & additional conditions as under:

- 1) Plantation activities should be commenced at the earliest and completed within 1 year. 8 Feet tall plants of indigenous tree species should be planted.
- 2) The Project Proponent shall carry out revised activities proposed under EMP & AEA as per Table II & III given above.

Item No.265.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely "Amoha Leaf" by M/s Aggarwal Builder & promoters at Bathinda, Tehsil & District-Bathinda, Punjab (Proposal No. SIA/PB/INFRA2/443298/2023).

The Project Proponent was granted Terms of Reference vide letter No. 887 dated 25.07.2023 under EIA notification dated 14.09.2006 for carrying out EIA study.

The project proponent has submitted application for obtaining Environmental Clearance under EIA notification dated 14.09.2023 for establishment of area development project namely "Amoha Leaf" located at Bathinda, Tehsil & District-Bathinda, Punjab. The total land area of project is 457881 sq.m. having built up area is 592761 sq.m.

The Project Proponent proposes to develop 1077 residential plots, 209 commercial plots and develop EWS plots in an area of 5.65 acres. The total built up area of project is 592761 sq.m. The project is covered under category 8(b) of the schedule appended with EIA notification dated 14.09.2006. The Project Proponent has deposited Rs 592761/- vide UTR no. YESBR5203042697388561 dated 26.04.2023.

Punjab Pollution Control Board vide letter no. 2903 dated 22.09.2023 furnished construction status report, the salient features of the same are reproduced as under:

"The project site was visited by AEE of Regional Office, Bathinda of the Board on 16.09.2023 and it was observed that:

- 1. The project proponent has secured the land and has started the construction of boundary wall at site. The Boundary wall construction was underway during visit along the periphery of the proposed site of the project. No other construction activity was on going at site.*
- 2. There is no MAH unit within 500m of the site. There is no air polluting industry within 100m of the site and the site is majorly surrounded by agricultural fields. There is a marriage palace M/s Vivaan Resort adj. to the site and a vehicle washing & service station opposite to the site across the road. There is an eco-sensitive zone i.e. Bir Talab having a mini zoo and deer safari at approx. 2 Kms from the site of the project. There are 2 No. previously established structures (one farm house and one No. godown which are existing in the land of the project, the Project Proponent informed that the farm house will be dismantled and godown will be converted to the temporary office/equipment or material storage area. The site is suitable for its establishment.*
- 3. The Project Proponent has obtained license to develop a colony from MC Bathinda vide No. 11/2023 dated 06.09.2023 under PAPRA Act, 1995 for the developing a residential colony namely Amoha Leaf in an area of 114.22 acres."*

Deliberations during 262nd meeting of SEAC held on 05.10.2023.

The meeting was attended by the following:

- (i) Mr. Puneet, Partner M/s Aggarwal Builder & Promoter
- (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 Project namely "Amoha Leaf" developed by M/s Aggarwal Builder & Promoters.
1.2	Proposal:	SIA/PB/INFRA2/443298/2023
1.3	Location of Project:	Bathinda, Tehsil & District-Bathinda, Punjab
1.4	Details of Land area:	
	S. NO.	DESCRIPTION
		TOTAL AREA IN SQM
	A	TOTAL SITE AREA
		462245.54
	B	AREA LEFT FOR ROAD WIDENING
		1513.70
	C	RESERVED AREA FOR FUTURE PLANNING
		2850.21
	D	SITE AREA
		457881.63
	E	AREA LEFT FOR EWS
		22895.22
	F	NET SITE AREA (BALANCE AREA)
		434986.41
	H	COMMUNITY CENTER AREA
		7695.76
	I	COMM. SALEABLE AREA
		15569.53
	J	RESI. SALEABLE AREA
		211062.45
	K	TOTAL SALEABLE AREA
		226631.97
	L	TOILET BLOCK
		266.03
	(i)	TOILET BLOCK - A
		133.60
	(ii)	TOILET BLOCK - B
		107.58
	(iii)	TOILET BLOCK - C
		24.85

M	W.W. [(129.33+136.00)/2 X (18.50+34.50)/2]	326.61
N	S.T.P.	421.22
O	S.W.M. (72.87+84.38)/2 X (45.00+45.92)/2	332.06
P	E.G.S. (1914.57+1555.72)	322.40
Q	TEMPLE	1001.31
R	GURUDWARA SAHIB	809.78
S	RAMP AREA (26'-0" X 6'-0") X 17 NOS.	217.39
T	PLAYGROUND AREA	5972.12
U	DISPENSARY AREA	2025.50
V	PARKING AREA	17846.67
W	AREA UNDER PAVEMENT AND ROADS	148849.74
X	TOTAL AREA	434986.41

The details are as per the layout plan approved from Municipal Town Planner, Bathinda

1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 56 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The site falls in residential zone as per master plan of Bathinda
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Approved layout Plan submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest	Forest NOC has been submitted. Permission for forest NOC issued by Department Forest officer, vide no. 824 and dated 09.05.2023.

	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 the prescribed format has been submitted																				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in the prescribed format has been submitted.																				
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, an undertaking in the prescribed format has been submitted.																				
3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 22268 sq.m. Total no. of trees to be planted – 5779																				
4.	Configuration & Population																					
4.1	Configuration As per the column (1.4)																					
4.2	Population details <ul style="list-style-type: none"> Total Population = 19115 persons <table border="1"> <thead> <tr> <th>S. No.</th> <th>DESCRIPTION</th> <th>NO. OF UNITS</th> <th>POPULATION NO.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Residential Flats</td> <td>Plots 1077 @ 15 persons/plot=16155 persons</td> <td>16155</td> </tr> <tr> <td>2</td> <td>Commercial Plots</td> <td>Plots 209 @ 2 persons/shop =418 persons</td> <td>418</td> </tr> <tr> <td>3</td> <td>EWS</td> <td>EWS 5.65 acres @450 person / acres</td> <td>2543</td> </tr> <tr> <td colspan="3">TOTAL POPULATION</td> <td>19115</td> </tr> </tbody> </table>		S. No.	DESCRIPTION	NO. OF UNITS	POPULATION NO.	1	Residential Flats	Plots 1077 @ 15 persons/plot=16155 persons	16155	2	Commercial Plots	Plots 209 @ 2 persons/shop =418 persons	418	3	EWS	EWS 5.65 acres @450 person / acres	2543	TOTAL POPULATION			19115
S. No.	DESCRIPTION	NO. OF UNITS	POPULATION NO.																			
1	Residential Flats	Plots 1077 @ 15 persons/plot=16155 persons	16155																			
2	Commercial Plots	Plots 209 @ 2 persons/shop =418 persons	418																			
3	EWS	EWS 5.65 acres @450 person / acres	2543																			
TOTAL POPULATION			19115																			
5	Water																					
5.1	Source:	Borewell																				

5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted			
5.3	Total water requirement: 2543KLD Fresh water requirement:- 1694KLD				
	S.no	Activity	Persons	KLD	
	1	Plots 1077 @ 15 persons/plot	16155 @ 135 ltr/person/day	2181	
	2	Plots for commercial 209@ 2 persons/shop =418 persons	418 @ 45 ltr/person/day	19	
	3	EWS 5.65 Acres= 2542 persons	2542 @135 person / acres	343	
	4	Domestic water required		2543	
		Flushing for residential	18697@45 ltr/person/day	841	
		Flushing for commercial	418@20 lpcd	8	
		Green area		122	
5.4	Utilization/Disposal of excess treated wastewater.	Sewer NOC has been not submitted.			
5.5	Cumulative Details:				
	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area(22268 sq.m) requirement KLD
	2543	2034	2034	849	Summer-122 KLD Winter-40 KLD Monsoon-11 KLD
					Into sewer KLD Summer-1063KLD Winter-1145 KLD Monsoon-1174 KLD
5.6	Rain water harvesting proposal:	114 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.			
6	Air				

6.1	Details of Air Polluting machinery:	DG Sets 2x240, 2X125 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	Total solid waste generation = 7563 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	Solid Waste Management has not been earmarked in the approved layout plan.			
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets 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:	Total Power load =8MW			
8.2	Details of activities under Environment Management Plan.				
	Construction Phase				
	S R . N O .	PARTICULARS	APPROX.CAPIT L COST (Rs LAC)	APPROX. RECURRIN G COST (Rs LAC)	ITEMS COVERED
	1.	Medical Cum First Aid	1.0	1.5	First aid medical facility with first aid kit
	2.	Toilets for workers	3.0	0.5	Toilets with septic tank

3.	Wind breaking curtains	4.0	3.0	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust and smoke gun	10.0	4.0	Sprinklers, Pipeline
5.	Sewage Treatment Plant	250.00	---	Construction of STP up to tertiary level
6.	Solid waste Management	50.0	--	Making arrangement for solid waste segregation & disposal
7.	Green belt development	70.0	--	Landscaping & tree plantation
8.	Rain water harvesting	20.0	--	Construction rain water harvesting well & channel
Total Cost		358.00	9.00	
Operation Phase				
SR. NO.	PARTICULARS	RECURRING COST (Rs. LAC)	ITEMS COVERED	

	1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators
	2.	Solid Waste segregation & disposal	15.0	Colored Bins at appropriate Locations
	3.	Green Belt including Lawn's coverage	70.0	Development of green belt, watering & manuring
	4	RWH	5.0	Cleaning of channels & harvesting pits
	TOTAL		Rs 98.0	
8.3	Additional Environmental Activities: <ul style="list-style-type: none"> • Solar light, RWH, Toilets and 15 KW Solar power in the Government School = 26 Lac • Pawan Dham, B.K Ashram, Badal Road, Bathinda 0.5 acre green belt= 30 Lac • Total= 56 Lacs 			

During meeting, the Committee observed that the Project Proponent proposed to utilize excess treated wastewater in the land area adjoining to the project to be developed as per Karnal Technology. The Committee observed that the ownership of the adjoining land to be developed as per Karnal Technology doesn't have on the name of the Project Proponent. The Committee asked the Project Proponent to submit an alternative scheme for the utilization of the excess treated wastewater generated from the project. The Project Proponent agreed to the same.

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

1. The Project proponent shall submit the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer of MC, Bathinda.

2. The Project Proponent shall submit letter from MC Bathinda regarding their planning for laying down sewerage system & storm line near to the project site.
3. The capital cost for installation of STP in EMP seems to be on lower side. The Project Proponent shall check the same.
4. The Project Proponent shall submit the detailed scheme for Solid Waste Management being generated from the project and earmark dedicated space of SWM on the layout plan.
5. The Project Proponent shall submit the details of Additional Environmental Activities.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Puneet, Partner M/s Aggarwal Builder & Promoter
- (ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr. No.	Observation	Reply
1	The Project proponent shall submit the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer of MC, Bathinda	The Project Proponent shall reserve 10 acres of land in the approved plan which will be used for on to land for irrigation as per karnal technology till we get the sewer connection.
2	The Project Proponent shall submit letter from MC Bathinda regarding their planning for laying down sewerage system & storm line near to the project site	As per the LOI issued by the MC in which they have mention that they will give us the connection but right now the sewer is not available in the locality for which we are giving 10 acres of land for disposal of excess treated waste water and for storm the competent authority has already approved the layout for storm. Copy of approved storm layout plan is submitted offline as the size is large.

3	The capital cost for installation of STP in EMP seems to be on lower side. The Project Proponent shall check the same.	Cost of the STP will be 2.5 Cr
4	The Project Proponent shall submit the detailed scheme for Solid Waste Management being generated from the project and earmark dedicated space of SWM on the layout plan.	The MRF facility has been earmarked on the approved plan by the competent authority. The biodegradable waste will be converted into manure by providing mechanical composter of 2000 and 1700 kg/day. Recyclable waste will be sold to the recycler and inert waste will be disposed off at approved site.
5	The Project Proponent shall submit the details of Additional Environmental Activities.	Submitted

The Committee observed that the Project Proponent has proposed the EWS area to be developed as per the Karnal Technology. The Committee was not satisfied with the proposal and further asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with MC, sewer.

In this regard, the Project Proponent apprised the Committee that he shall carry out the construction of the project in phases. The project proponent proposed to develop 952 residential plots, 209 commercial plots and EWS plots (103.14 acres) in First Phase and remaining 125 residential plots (10 acres) in the Second Phase. The Project Proponent submitted the layout plan with revised water demand by considering the construction of Phase 1 only. The area of 10 acres earmarked for 125 residential plots is proposed to be developed under Karnal Technology till the time the project sewer is connected with the MC, Sewer with details as under:

First Phase

(C) Estimation of Population & Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for water demand	Water demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1	Residential Plots 952 plots @ 15 persons	14280	135 LPCD	1928	45 LPCD	643

2	Commercial Plots 209 plots @ 2 persons	418	45 LPCD	19	20 LPCD	8
	Total	14698		1947		651

(D) Cumulative details:

S.No	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Onto land area proposed to be developed as per Karnal Technology KLD
1.	1947 KLD	1558 KLD	1558 KLD	651 KLD	Summer-122 KLD Winter-40 KLD Monsoon-11 KLD	Summer-785 Winter-867 KLD Monsoon-896 KLD

The Committee was satisfied with the revised 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 establishment of Residential plotted Project namely "Amoha Leaf" at Bathinda, Tehsil & District-Bathinda, Punjab subject to the standard and specific conditions:

Specific Condition:

- (i) **The Project Proponent shall not develop the Second Phase i.e 125 residential plots (10 acres) and shall maintain this area under Karnal Technology till the final outlet of the project carrying excess treated wastewater is connected with the MC, sewer.**

I. Statutory compliances:

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

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

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application.
- 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

- vi) 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.
- vii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- viii) 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.
- ix) Occupational health surveillance of the workers shall be done regularly.
- x) 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.

Construction Phase				
S R · N O ·	PARTICULARS	APPROX.CAPIT L COST (Rs LAC)	APPROX. RECURRIN G COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	1.0	1.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	4.0	3.0	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of	10.0	4.0	Sprinklers, Pipeline

	dust and smoke gun			
5.	Sewage Treatment Plant	250.00	---	Construction of STP up to tertiary level
6.	Solid waste Management	50.0	--	Making arrangement for solid waste segregation & disposal
7.	Green belt development	70.0	--	Land scaping & tree plantation
8.	Rain water harvesting	20.0	--	Construction rain water harvesting well & channel
Total Cost		358.00	9.00	

Operation Phase

SR. NO.	PARTICULARS	RECURRING COST (Rs. LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	15.0	Colored Bins at appropriate Locations

3.	Green Belt including Lawn's coverage	70.0	Development of green belt, watering & manuring
4	RWH	5.0	Cleaning of channels & harvesting pits
TOTAL		Rs 98.0	

Additional Environmental Activities:

- Solar light, RWH, Toilets and 15 KW Solar power in the Government School = 26 Lac
- Pawan Dham, B.K Ashram, Badal Road, Bathinda 0.5 acre green belt= 30 Lac
- **Total= 56 Lacs**

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.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. Puneet, Partner M/s Aggarwal Builder & Promoter.
- (ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

Environmental consultant presented the salient features of the project.

To a query by SEIAA the Environmental Consultant submitted revised EMP and AEA as under:

Environment Management Plan (Table I)

Sr. No.	Particulars	During construction phase		During operation phase
		Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)	Approx. Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.5	1.0	-
2.	Toilets for sanitation system	0.5	3.0	-
3.	Wind breaking curtains	3.0	4.0	-
4.	Sprinklers for suppression of dust	4.0	10.0	-
5	Sewage Treatment Plant	-	250.0	08.0
6	Solid Waste segregation & disposal	-	100.0	15.0

7	Green Belt including grass coverage	-	70.0	70.0
8	RWHP	-	20.0	5.0
9	Smog gun	2	6.0	-
	Total	11.0	464.00	98.0

Additional Environment Activities (Table II)

S No.	Activities	Rs in Lacs
1	Solar Light, RWH, Toilets and 15 KW Solar power in the Government Sr. Secondary school Sardulgarh, Mansa	36.00
2	Pawan Dham, B.K Ashram, Badal Road, Bathinda 0.5 acre green belt	10.00
3	Green Mission Punjab through concerned DFO.	10.00
	Total	56 .00

Project Proponent also informed that it has purchased 10.66 acres of land bearing khasra no. 4778 (4 Bighe 3.5 Biswe), 4787 (33 Bighe- 10.5 Biswe) and 4788 (13 Bighe- 10 Biswe) adjoining the project and Agreement to Sell (ATS) for the said land has been legally executed and only registry of the same is pending. Project Proponent submitted that instead of disposing the excess treated waste-water through Karnal Technology plantations in 10 acres area of Phase 2 of the Project (as per condition imposed by SEAC), they may be permitted to dispose the same in the adjoining purchased land of 10.66 acres. The main reason cited for requesting the alternate mode of disposal was that if 10 acres in phase 2 of the original project land of 113.10 acres is to be utilized for disposal of treated wastewater through Karnal Technology method, it will necessitate multiple changes in the project parameters and will need revised sanctions of the layout and various other plans since all the project documentation and permissions including built-up areas have been prepared as per particulars provided in the EC application. Such changes will result in major delays in implementation of the Project. PP therefore requested that they may be allowed

to carry out development of second phase i.e. 125 residential plots (10 acres) and instead excess treated wastewater will be utilized for plantation in 10.66 acres adjacent land purchased by the PP. Land documents of the adjacent land of 10.66 acres were submitted during the meeting which were taken on record.

PP further submitted undertaking that this land (10.66 acres) will not be utilized for any other purpose except for disposal of treated wastewater and that the registry of the land will be done in their name within 6 months and a copy of the same will be submitted to SEIAA. The undertaking to this effect submitted during the meeting by Project Proponent, was taken on record.

SEIAA observed that the reasons cited for requesting a partial change in one of the conditions recommended by SEAC were genuine. Further, utilization of adjacent equivalent land for disposal of treated waste-water would not result in any change in the technical appraisal of the project by SEAC.

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of residential plotted project namely "Amoha Leaf" by M/s Aggarwal Builder & promoters at Bathinda, Tehsil & District-Bathinda, Punjab in area of 4,57,881 sqm having built-up area of 5,92,761 sqm as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and additional conditions as under:

- 1) The Project Proponent shall utilize land measuring 10.66 acres bearing khasra no. 4778 (4 Bighas 3.5 Biswas), 4787 (33 Bighas- 10.5 Biswas) and 4788 (13 Bighas- 10 Biswas) adjoining the project exclusively for disposal of treated waste-water through "Karnal Technology" plantations. The Project Proponent shall submit the registry of the land within 6 months failing which the EC granted is liable to be revoked without further notice. The said land will not be utilized for any other purpose till the waste-water outlet of the project is connected with operational MC sewer.
- 2) The Project Proponent shall undertake revised EMP & AEA activities as per Table I & II given above.

- 3)** Plantation of 5779 saplings as proposed under the EMP should be commenced at the earliest and completed within 1 year. 8 Feet tall plants of indigenous tree species should be planted.

Item No.265.08: Application for Environment clearance under EIA notification dated 14.09.2006 for Group Housing Project namely “Golden Era Home” at Nagla Road, near Eden Estate, Singhpura, Zirakpur, Distt. Mohali, Punjab by M/s ABS Infra Developers (Proposal No. SIA/PB/INFRA2/435755/2023).

The project proponent has submitted application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely “Golden ERA Home” at Nagla Road, near Eden Estate, Village Singhpura, Zirakpur, Distt. Mohali. The net plot area of the project is 19461.2 sq.m having built up area of 70659.09 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has also deposited Rs. 141320/- vide UTR No. / Reference ID AXSK232200002639 dated 08.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7617 dated 01.10.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 30.09.2023 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. However, a temporary office site has been provided along with new temporary labour huts.*
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

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*

4. *The site is complying with 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 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Tarun Goyal, Partner M/s ABS Infra Developers.
- (ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
- (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 G Project namely “Golden Era Home” by ABS Infra Developers .
1.2	Proposal:	SIA/PB/INFRA2/435755/2023
1.3	Location of Project:	Nagla Road, near Eden Estate, Village Singhpura, Zirakpur, Distt. Mohali
1.4	Details of Land area & Built up area:	Total Plot area is 19461.2 sq.m having built-up area of 70659.09 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	79.88 cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The location of the project has been earmarked in the Master Plan of Zirakpur.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for utilizing the Land for residential purpose (CLU) not submitted however land ownership documents submitted.

3	Forest, Wildlife and Green Area		
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	An undertaking in the regard submitted in the prescribed format.	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	An undertaking in the regard submitted in the prescribed format	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	An undertaking in the regard submitted in the prescribed format	
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: 2920 sqm Proposed trees to be planted: 250 nos.	
4.	Population & Configuration		
4.1	Details of Population		
	Flats	Total population	
	352 flats @ 5 Residents each per flat	1760	
4.2	Configuration:		
	Description	Area	Unit
	Total Site Area	19461.2	sq.m
	Total built up area	70659	Sqm
	FAR area	40027	sqm
	Non-FAR area	30632	sqm
	FLATS DETAILS		
	Total no. of flat in Block-01(s+14) block 4 x 1 x 14	56	3BHK
	Total no. of flat in Block-02&03 (s+14) block 4 x 2 x14	112	3BHK
	Total no. of flat in Block-03 to 26 (s+4) block 2 x 22 x4	176	3BHK
	Total no. of flat in Block-27to28 (s+4) block 1 x 2 x4	8	3BHK
	TOTAL NO. OF FLATS	352	FLATS

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					
5.3	Total wastewater generation:	190 KLD					
5.4	Treatment methodology: <i>(STP capacity, technology & components)</i>	190 KLD of wastewater will be generated from the project which will be treated in proposed STP of 285 KLD capacity based on MBBR Technology followed by UF.					
5.5	Treated wastewater for flushing purpose:	79 KLD					
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 16 KLD Winter: 5 KLD Monsoon: 1 KLD					
5.7	Utilization/Disposal of excess treated wastewater.	<p>1. The excess treated waste water will be disposed of into MC, sewer.</p> <p>2. A copy of the MC letter vide No. 2641 dated 01.08.2023 submitted, wherein it has been mentioned that the treated water line of project may be connected with main sewer line of Zirakpur after deposition of the requisite charges submitted.</p>					
5.8	Cumulative Details:						
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	238 KLD	190 KLD	190KLD	79 KLD	Summer: 16 KLD Winter: 5 KLD Monsoon: 1 KLD	Excess will be disposed to MC sewer. Summer: 95 KLD Winter: 106 KLD

							Monsoon: 110 KLD
5.9	Rain water harvesting proposal:	6 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 1 X 500, 1x240, 1x 125 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	704 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.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed off 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 requirement (KW)	Power	1850			

		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.			
		Construction Phase		Operation Phase
	S. No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
			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	3.0	1.5
	3.	Wind breaking curtains	10.0	2.0
	4.	Sprinklers for suppression of dust	2.0	2.0
	5.	Sewage Treatment Plant	80.0	---
	6.	Solid waste Management	12.0	--
	7.	Green belt development	18.0	--
	8.	Rain water harvesting	7.0	--
	9.	Smog gun	4.0	1.5
	Total		Rs. 136.50 Lakhs	Rs. 8.0 Lakhs
	Additional Environmental Activities			
	1. Jute bags through PPCB/government functions 20000= 30 Lakhs 2. Composter in the Gurudwara Sahib of Village Nabha-1 Ton/day and maintenance for 3 years= 50 Lakhs Total = 80 Lakhs			

The Committee, on perusal of letter No. 2641 dated 01.08.2023 issued by E.O, MC Zirakpur regarding disposal of excess treated waste water to MC, Sewer, asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with MC, sewer.

In this regard, the Project Proponent apprised the Committee that he shall carry out the construction of the project in phases. The project proponent has proposed to construct Block-2 to 28 (296 flats) in First Phase and Block-1 (56 flats) in 4000 square yards in the Second Phase. Further, the Project Proponent proposed to develop the land area of Second Phase i.e., 4000 square yards under Karnal Technology for utilization of excess treated waste water and revised the population and water demand by considering the development of first phase only. In this regard, the Project Proponent submitted the revised layout plan. He further submitted that he shall not carry out the construction of the second phase till the time the project sewer is connected with the MC, Sewer with details as under:

First Phase

(E) Estimation of Population & Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for water demand	Water demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1	Residential Towers (Block-2 to Block-28) – 296 DUs @ 5 Persons/DU	1480	135 LPCD	200	45 LPCD	67
	Total	1480		200		67

(F) Cumulative details:

S.No.	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Onto land for plantation in area of 4000 sq.yards to be developed as per Karnal Technology
1.	200 KLD	160 KLD	160 KLD	67 KLD	Summer-16 KLD	Summer-77

					Winter-5 KLD Monsoon-1 KLD	Winter-88 KLD Monsoon 92 KLD
--	--	--	--	--	-------------------------------------	---------------------------------------

The Committee was satisfied with the revised 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 establishment of Residential Group Housing Project namely "Golden Era" at Nagla Road, near Eden Estate, Singhpura, Zirakpur, Distt. Mohali, Punjab by M/s ABS Infra Developers subject to the standard and specific conditions:

Specific Condition:

- (i) **The Project Proponent shall not carry out the development of the Second Phase i.e 56 flats (Block-1) measuring 4000 square yard and shall maintain this area under Karnal Technology for the disposal of excess treated waste water till the final outlet of the project carrying excess treated wastewater is connected with the MC, sewer.**

I. Statutory compliances:

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

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

II. Air quality monitoring and preservation

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

location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

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

- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

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

committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. 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	3.0	1.5	--
3.	Wind breaking curtains	10.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	80.0	---	4.5
6.	Solid waste Management	12.0	--	4.0
7.	Green belt development	18.0	--	10.0
8.	Rain water harvesting	7.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 136.50 Lakhs	Rs. 8.0 Lakhs	Rs. 20.50 Lakhs
Additional Environmental Activities				
1. Jute bags through PPCB/government functions 20000= 30 Lakhs 2. Composter in the Gurudwara Sahib of Village Nabha-1 Ton/day and maintenance for 3 years= 50 Lakhs Total = 80 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.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. Tarun Goyal, Partner M/s ABS Infra Developers.
- (ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

Environmental consultant presented the salient features of the project.

To a query by SEIAA the Environmental Consultant informed as under:

- (i) 315 saplings of indigenous tree species will be planted instead of the earlier proposed number of 250 saplings.
- (ii) The capacity of composter to be installed within the project will be 300 kg/day.
- (iii) The wastewater generated from the project @190KLD will be treated in STP of 285 KLD capacity based on SBR technology followed by UF.
- (iv) The layout plan of the project has been got approved from the competent authority.

To another query by SEIAA regarding the availability of sewer, project proponent informed that MC sewer is located in vicinity of the project site but since the capacity of STP installed by MC is inadequate, hence, they have proposed that they shall undertake the construction of the project in 2 phases. First phase will consist of 296 flats and Second Phase will consist of 56 Flats in an area of 4000 sq.yd. The Project Proponent will not undertake any construction in the area earmarked for the 2nd phase (i.e. 56 flats) and shall maintain the area under plantation as per Karnal Technology model for the disposal of excess treated wastewater till the outlet of the project is connected with an operational MC sewer.

Environmental consultant of the PP presented final EMP plan (after inclusion of STP of 285 KLD capacity based on SBR technology followed by UF) and AEA Plan as under:

TABLE 1

Final EMP 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	3.0	1.5	--
3.	Wind breaking curtains	10.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	80.0	---	4.5
6.	Solid waste Management	12.0	--	4.0
7.	Green belt development	18.0	--	10.0
8.	Rain water harvesting	7.0	--	2.0
9.	Smog gun	4.0	1.5	--
10	Ambient Air Monitoring	-	3.0	3.0

11	Drinking Water	-	2.40	2.40
12	Noise Level Monitoring	-	0.50	0.50
13	Treated effluent monitoring	-	-	1.00
Total		Rs. 136.50 Lakhs	Rs. 13.90 Lakhs	Rs. 27.40 Lakhs

TABLE 2

Final AEA Plan

Sr. No.	Particulars	Approx. Cost (Rs in Lac)
1.	Jute bags through PPCB/ government functions 20000	30
2.	Composter in the Gurudwara sahib of village Nabha 1 Ton/day and maintenance for 3 years	50
	Total	80

SEIAA was satisfied with the final EMP / AEA plans and other submissions / clarifications made by the project proponent. A copy of the revised presentation submitted by project proponent was also taken on record.

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of Group Housing Project namely "Golden Era Home" at Nagla Road, near Eden Estate, Village Singhpura, Zirakpur, Distt. Mohali in area of 19,461.20 sqm having built-up area of 70,659.09 sqm as per the details mentioned in the application and subsequent presentation /clarifications made by the

project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and additional conditions as under:

- 1) PP will implement the EMP and AEA plans as per Tables 1 and 2 above.
- 2) The Project Proponent shall not undertake construction / development of the second phase i.e. 56 flats in land area of 4000 sq. yd. and shall maintain the area under Karnal Technology plantations for the disposal of excess treated wastewater till the treated waste-water outlet of the project is connected with operational MC sewer.
- 3) The project proponent will install STP of 285 KLD capacity based on SBR technology followed by UF for the treatment of domestic effluent and shall achieve the standards of BOD <10 mg/l.
- 4) Plantation activities should be commenced at the earliest and completed within 1 year. 315 number saplings of indigenous tree species of minimum 8 Feet tall plants should be planted.

Item No. 265.09: Amendment in the EC granted by SEIAA Punjab vide letter no. SEIAA/2016/3580 dated 21.11.2016 under EIA notification, 14.09.2016 as amended from time to time for the area development project namely “MULTI-STOREY RESIDENTIAL COMPLEX” in revenue estate of Village Birmi, Tehsil Mullanpur, Distt. Ludhiana by M/s Hero Realty Ltd., Ludhiana (Proposal no. SIA/PB/NCP/4973/2015).

The project “MULTI-STOREY RESIDENTIAL COMPLEX”, Village Birmi, Tehsil Mullanpur, Distt. Ludhiana by M/s Hero Realty Ltd., Ludhiana was granted Environmental Clearance vide letter no. SEIAA/2016/3581 dated 21.11.2016 valid for seven years for area development project with total land area of 63,131.22 sqm and total built-up area of 2,10,051.22 sqm.

Now, the Project Proponent vide its offline request dated 12.10.2023 has intimated as under:

- 1) The construction work of flats of phase-1 has been completed whereas the construction work of flats of phase-2 is yet to be started. The sewerage system of GLADA is existing at a distance of 3 Kilometers from the project site. As per already granted EC, the PP has been permitted to dispose of the excess treated waste-water through sale but in order to utilize the same in a more scientific and environmentally beneficial manner the PP is seeking amendment in the EC whereby the treated waste-water of development undertaken in phase 1 and 2 is utilized for raising plantations as per Karnal Technology model in phase 3 of the project. Consequently, no construction / development (other than Karnal Technology plantations) will be undertaken in Phase 3 area of 1.56 acres till the waste-water outlet of the project is connected with operational MC sewer.

- 2) The Promoter company has got revised layout plan approved from Senior Town Planner, Ludhiana vide no. 1151 dated 24.08.2023. Comparison of the details of the earlier layout plan and revised layout plan is given below:

S. NO.	ITEM	OLD	NEW	DIFFERENCE
1	Plot area (sqm)	63085.919	63085.919	NO CHANGE

2	Ground coverage (sqm)	10783.94	9296.225	Decrease
3	% Ground coverage	17.1	14.7	
4	Green area (sqm)	16090.96 (25.51%)	18787.317 (29.78%)	Increase
6	No. of Towers	12	13	Increase
7	No. of units	872	853	Decrease
8	Commercial area (sqm)	248.5	1567.64	Increase
9	Height of building (Meter) from ground to terrace (not mummy machine room)	44.85	110.25	Increase
10	Built-up area	2,10,051.22 m ²	2,01,456.16 m ²	Decrease
11	Total Water requirement	650 KLD	575.77 KLD	Decrease
12	Flushing water requirement	207 KLD	192 KLD	Decrease
13	Total wastewater generation	540 KLD	460 KLD	Decrease
14	Mode of Disposal	Sold for use in construction/sewer	On land for plantation as per Karnal Tech. till obtaining Sewer connection.	Change in mode of disposal
15	Capacity of STP	One component of 399 KLD capacity and other	One component of 305 KLD capacity	Change in capacities of

		component of 211 KLD capacity.	and other component of 305 KLD capacity.	individual STPs.
--	--	--------------------------------	--	------------------

3) The project will be developed in three phases. The phase wise water requirement and wastewater generation & their utilization is given in below:

Total Water Requirement

Sr No.	Description	Total Occupancy	Per Capita Requirement (LPCD)	Total water demand (KLD)
1.	Residential Flats of Phase-1	1395	135	188.32
2.	Residential Flats of Phase-2	1590	135	214.65
3.	Residential Flats of Phase-3	1280	135	172.8
Total		4265 Persons		575.77 KLD

Water Requirement for Flushing Purpose

Sr No.	Description	Total Occupancy	Per Capita Requirement (LPCD)	Total water demand (KLD)
1.	Residential Flats of Phase-1	1395	45	62.77
2.	Residential Flats of Phase-2	1590	45	71.55
3.	Residential Flats of Phase-3	1280	45	57.60
Total quantity of water required for flushing purpose				191.92 SAY 192 KLD

Wastewater Generation & utilization

Sr No.	Description	Generation	Flushing	Irrigation (Karnal technology)
1.	Residential Flats of Phase-1	150 KLD	63 KLD	87 KLD
2.	Residential Flats of Phase-2	172 KLD	72 KLD	100 KLD
3.	Residential Flats of Phase-3	138 KLD	57 KLD	81 KLD
Total quantity of wastewater generation		460 KLD	192 KLD	268 KLD

The Project Proponent has submitted request letter, undertaking , copy of resolution and revised approved layout plan which is as per **Annexure-B and** has requested to grant amendment in EC as above. .

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Mr. Vinod Kumar, Sr. Manager-cum-Head Liasoner, M/s Hero Reality Pvt. Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

Environmental consultant presented the salient features of the project.

In reply to queries raised by SEIAA, the Environmental Consultant submitted revised water requirement details, wastewater generation and wastewater treatment & disposal details as under:

Water requirement:

Sr. No.	Description	Total Occupancy	Per Capita Requirement (lpcd)	Total water demand (KLD)
1.	Residential Flats of Phase-I	1395 Persons	135	188.32
2.	Residential Flats of Phase-II	1590 Persons	135	214.65
3.	Residential Flats of Phase-III	1280 Persons	135	172.8
Commercial (19 no. shops)		38 Persons	45	1.71
POPULATION		4303 Persons	TOTAL	577.48
FLOATING POPULATION@10%		430 persons	45	19.35
TOTAL POPULATION		4733 persons	GRAND TOTAL	596.83KLD

Wastewater Generation & disposal details:

SR. NO.	DETAIL	GENERATION	FLUSHING	IRRIGATION (KARNAL TECHNOLOGY)
1.	Residential Flats of Phase-I	150 KLD	63 KLD	87 KLD
2.	Residential Flats of Phase-II	172 KLD	72 KLD	100 KLD
3.	Residential Flats of Phase-III	138 KLD	57 KLD	81 KLD
Commercial & Floating		17 KLD	9KLD	8KLD
Total quantity of wastewater generation		477 KLD	201KLD	276KLD
<p>We have already installed STP of 610KLD capacity in two module of 305KLD each. At present one module of STP is working.</p> <p>Land area of 1.56 acres of Phase III will be developed as per Karnal Technology for utilization of treated wastewater of Phase I & II and construction of residential flats of Phase III will only be started after obtaining sewer connection from GLADA.</p>				

A copy of revised presentation was submitted which was taken on record by SEIAA.

SEIAA observed that the detail of the project before and after amendment will be as under:

Table-I

S. NO.	ITEM	OLD	NEW	DIFFERENCE
1	Plot area (sqm)	63085.919	63085.919	NO CHANGE

2	Ground coverage (sqm)	10783.94	9296.225	Decrease
3	% Ground coverage	17.1	14.7	Decrease
4	Green area (sqm)	16090.96 (25.51%)	18787.317 (29.78%)	Increase
6	No. of Towers	12	13	Increase
7	No. of units	872	853	Decrease
8	Commercial area (sqm)	248.5	1567.64	Increase
9	Height of building (Meter) from ground to terrace (not mummy machine room)	44.85	110.25	Increase
10	Built-up area	2,10,051.22 m ²	2,01,456.16 m ²	Decrease
11	Population	4834	4733	Decrease
11	Total Water requirement	650 KLD	596.83 KLD	Decrease
12	Flushing water requirement	207 KLD	192 KLD	Decrease

13	Total wastewater generation	540 KLD					460 KLD			Decrease
14	Mode of Disposal	Season	Flushing (in KLD)	DG cooling	Irrigation & landscaping (KLD)	For sale (in KLD)	Season	Flushing (in KLD)	Onto land as per Karnal Technology (KLD) (@ 1.56 acres)	Change in mode of disposal
		Summer	207	27	252	-				
		Winter	207	27	112	140				
		Monsoon	207	27	-	252				
		Summer	201		276					
		Winter	201		276					
		Monsoon	201		276					
15	Capacity of STP	One component of 399 KLD capacity and other component of 211 KLD capacity.					One component of 305 KLD capacity and other component of 305 KLD capacity.			Change in capacities of individual STPs.

SEIAA noted that as per the requested amendment, the built-up area, project population, total water requirement, waste-water generation would all decrease whereas the green area would increase and hence the proposed amendment will result in overall decreased environmental load of the Project.

After detailed deliberations, SEIAA decided to amend the Environmental Clearance granted vide no. SEIAA/2016/3581 dated 21.11.2016 for decrease in built-up area of area development project namely "MULTI-STOREY RESIDENTIAL COMPLEX" to be established in the revenue estate of village Birmi, Tehsil Mullanpur, Distt. Ludhiana by M/s Hero Reality Pvt. Ltd. as per the Table-1 given above, with all other details and conditions remaining the same as in the original EC and additional conditions as under:

- 1) The project proponent shall not undertake construction / development of phase-III (1.56 acres) area and shall maintain the same under plantations raised as per Karnal Technology

model till the treated waste-water outlet of the project is connected with operational MC sewer.

- 2) The project proponent will install STP of 610 KLD (in two modules of 305 KLD each) capacity based on MBR technology followed by UF for the treatment of domestic effluent and shall achieve the standards of BOD <10 mg/l.

Item no. 265.10: Counter affidavit on behalf of SEIAA, respondent no. 5 to be filed in the Hon'ble Supreme Court of India in the Civil Appeal no. 6725 of 2021.

SEIAA in its 259th meeting held on 31.08.2023, decided that upon filing of reply of OA No. 222 of 2021 in the Hon'ble NGT, the same reply be filed by way of short affidavit in the Hon'ble Supreme Court in which the matter is pending and in which SEIAA has been arraigned as party.

In compliance with the aforesaid decision, it is submitted that a copy of the notarized affidavit to be filed in the matter of O.A no. 222 of 2021 in the Hon'ble NGT has been sent to the advocate on 14.10.2023 which will be filed shortly. The matter is further listed on 18.12.2023.

Besides the above, a counter affidavit was prepared and sent to Advocate Ms. Richa Kapoor for examination through e-mail with a request to vet the same, so that the same can be got signed from the Competent Authority and thereafter can be filed in the Hon'ble Supreme Court of India.

Now, Ms. Richa Kapoor has sent a vetted counter affidavit which is placed at Annexure-C for kind perusal, please.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

SEIAA perused the counter affidavit (duly vetted by the Advocate engaged on behalf of the Authority) to be filed in the Hon'ble Supreme Court of India in Civil Appeal no. 6725 of 2021 and approved the same.

After deliberations, it was decided that the reply may be got signed from Member Secretary, SEIAA and be submitted to legal counsel engaged in the matter by SEIAA for filing before the Hon'ble Supreme Court of India.

Item no. 265.11: Monitoring of the identified project for compliance of the conditions of Environmental Clearance.

Background

SEIAA vide letter no. 4623 dated 10.08.2021 has requested to monitor certain projects and send the compliance reports to SEIAA at regular intervals after site inspections. The contents of the letter are reproduced as under:

“It is intimated that the subject cited matter was considered by SEIAA in its 186th meeting held on 29.07.2021. SEIAA perused the list of the Projects which have not submitted their six-monthly compliance reports and found that total of 41 Projects (excluding sand-mining projects - the inspection of which is to be done separately by a 5-member Committee constituted as per the directions of Hon’ble NGT) have not submitted their compliance reports as on 29.07.2021. These projects are required to be inspected for determining the status of their compliance of EC conditions.

*After deliberations, SEIAA among other decisions **decided that the projects listed at odd Sr. No’s (1,3,5.....41) of the list (Annexure-1) be assigned to SEAC for monitoring of the compliance of the EC conditions within three months’ time and SEAC be requested to send the compliance reports of these projects at regular intervals after site inspections. The schedule of all site visits be informed in advance to Director DECC as also to PPCB to provide logistic & field support respectively.***

The Committee deliberated the matter in its 205th meeting held on 21.08.2021. After deliberation, all the members have expressed their willingness for monitoring the compliance of EC conditions. Therefore, the Members have been assigned the various projects as per list attached as Annexure-1 for checking the compliance of EC conditions within 3 months-time from the date of issuance of the proceedings. All the Members were requested to give their time schedule for visiting the projects to Member Secretary, SEAC for further intimation to Director, Directorate of Environment & Climate Change, Govt. of Punjab.

1.0 Deliberations during 224th meeting of SEAC held on 11.07.2022.

During meeting, the Committee noted that 15 out of total 21 projects have been visited by the Members of the Committee and the status report of all these projects w.r.t compliance of EC conditions had already been submitted.

The Committee observed that remaining 6 projects are required to be visited (2 projects by Sh. P.S. Bhogal, 2 projects by Sh. Pawan Krishan, 01 project by Sh. Anil Gupta & 01 project by Sh. P.M.S. Bedi) for checking the compliance of EC conditions. The Committee decided that the respective Members may visit the remaining projects before 31.07.2022.

During the meeting, Sh. P.S. Bhogal, Member informed the Committee that he is on ex-India vacation for 3 weeks and will not be able to visit the projects allotted to him. Similarly, Sh. Pawan Krishan, Member also shows his inability to visit the project of SAS Nagar due to pre-occupied schedule. Both these Members requested the Committee that the projects allotted to them may please be assigned to some other Member.

The Committee, considering the request of above Members, requested Sh. K.L Malhotra, Member to visit the projects assigned to Sh. P.S. Bhogal (2 projects) & Sh. Pawan Krishan (1 project of SAS Nagar). Sh. K.L Malhotra, Member has given his consent to visit these projects. Further, the Committee requested all the Members to submit findings of each of the project visited by them w.r.t status of compliance of EC conditions (complied/partially complied/not complied) along with the action required to be taken against the project proponent, if any.

2.0 Deliberations during 229th meeting of SEAC held on 19.09.2022.

The Committee perused that 18 projects out of total 21 projects have been visited by the Members and the remaining 3 projects namely Punjab Legislators Flats, GBP Camellia Business Centre and Homeland Mall are yet to be visited.

During meeting, Sh. P.S Bhogal & Sh. K.L Malhotra, Member SEAC, apprised the Committee that they will jointly visit the projects namely “Homeland Mall” and “GBP Camellia Business Center” on 24.09.2022 and 01.10.2022 respectively. Similarly, Sh. Anil Kumar Gupta & Sh. Pawan Krishan, Member SEAC informed the Committee that they will jointly visit the project namely “Punjab Legislators Flats” on 01.10.2022. The Committee agreed to the same.

The Committee decided to send the status report of the compliance of Environmental Clearance conditions of 18 No. projects, visited by the SEAC Members, to SEIAA for further necessary action and requested the above Members to visit the remaining projects.

Accordingly, SEAC vide letter no. 1013 dated 27.09.2022 sent the status of the compliance of the conditions of 18 no. of projects visited by the Members of SEAC.

SEIAA vide letter no. 1083 dated 17.10.2022 has requested to submit project wise specific recommendations for action required to be taken by SEIAA (If any) in light of the site inspection reports undertaken by its member till date. The contents of the letter are reproduced as under:

“It is intimated that the subject cited matter was considered by SEIAA in its 216th meeting held on 29.09.2022. SEIAA appreciated the progress of the work undertaken by SEAC for monitoring the compliance of Environment Clearance conditions by various project proponent. After deliberations, the following decisions were taken by SEIAA:

- 1. Since site inspections of the allocated project have been almost completed by SEAC, additional projects be allocated to SEAC for monitoring the compliance of Environment Clearance conditions in the next meeting of SEIAA after deciding the criteria for selection of the project to be inspected by SEAC.*
- 2. SEAC be asked to submit project wise specific recommendations for action required to be taken by SEIAA (If any) in light of the site inspection reports undertaken by its member till date.*

3.0 Deliberations during 231st meeting of SEAC held on 28.10.2022

The matter was deliberated by the Committee in view of SEIAA letter no. 1083 dated 17.10.2022. The Committee observed that all the reports already submitted by the Members are detailed reports, however, as per the observation of SEIAA, the Members were requested to propose action required to be taken in each case within 10 days. The Committee was further of the view that in future, only those projects should be marked for inspection by SEIAA which are in advance stage of completion.

4.0 Deliberations during 233rd meeting of SEAC held on 29.11.2022

The Committee noted that in compliance to the decision taken by the Committee in the 231st meeting of SEAC held on 28.10.2022, Sh. K.L Malhotra & Sh. Sunil Mittal has submitted the project wise specific recommendations of the visits carried out by them. However, the project wise specific recommendations of the projects visited by other Members are yet to be received.

The Chairman requested the Members to submit their recommendations within 10 days. The Members agreed to the same.

In compliance to the request of Chairman, all the Hon'ble Members except Sh. PMS Bedi have furnished the recommendations w.r.t the projects visited by them.

Further, the project namely "GBP Camellia Business Center" which has been decided to be visited by the team comprising of Sh. KL Malhotra & Sh. PS Bhogal on 01.10.2022 is yet to be visited.

5.0 Deliberations during 238th meeting of SEAC held on 06.02.2023

The Committee observed that all the Members except Sh. PMS Bedi have submitted the final recommendations of the projects visited by them. Further, the project namely GBP Camellia Business Centre to be developed by M/s Gupta Builders and Promoter Ltd, is yet to be visited by Sh. K.L Malhotra and Sh. P.S Bhogal.

Sh. PMS Bedi, Member SEAC apprised the Committee that he will submit the recommendations within a week. Sh P.S Bhogal & Sh. K L Malhotra apprised the Committee that they will jointly visit the project namely GBP Camellia Business Centre on 18.02.2023.


After deliberations, the Committee decided to forward the status report of all the projects except 3 projects to SEIAA with the recommendation to further action as proposed by the Members SEAC.


SEAC vide letter no. 407 dated 15.02.2023 forwarded the status report of all the projects except 3 projects to SEIAA with the recommendation to take further action as proposed by Members, SEAC.


6.0 Deliberations during 242nd meeting of SEAC held on 20.03.2023

The Committee observed that in compliance to the decision of the 238th meeting of SEAC, Sh. K.L Malhotra & Sh. P.S Bhogal visited the project namely GBP Camellia Business Centre to be developed by M/s Gupta Builders and Promoter Ltd on 25.02.2023. The Committee further perused the status report of the 3 no of projects visited by the Members SEAC.

After deliberations, the Committee decided to forward the status report of the remaining 3 projects to SEIAA with the recommendation to take further action as proposed by the Members SEAC.

o	Proposal Details		Company/Proponent Name	Category	Location		Date of EC Granted	Visited by	Whether visited or not? Status report attached	Specific recommendations for action required to be taken by SEIAA
	Proposal no.	File no.			State	District				
1	Proposal no.	:SIA/PB/NCP/81182/2018	NK AND KK INFRADEVELOPERS PVT LIMITED, (E-mail ID- theearlwood@yahoo.com), Phone No. 9988577295	INFRA-1	State	:Punjab	22-08-19	Dr. P.M.S. Bedi	Yes  Earlwood report.pdf	Project Proponent or its authorized representative was not present at the site of inspection on 11.12.2021. Project Proponent or its authorized representative has
	File no.	:SEIAA/PB/NCP/EC/2018/19			District	:SAS Nagar				
	Proposal Name	:THE EARLWOOD			Village	:Kharar				
	File no.	:SEIAA/PB/NCP/BC/EC/2016/22			District	:Ludhiana				
	Proposal Name	:DELTA TOWER			Village	:Ludhiana (West)				

									not provided/furnished any documents at the site of inspection on 11.12.2021.
2									
	Proposal no. : SIA/PB/NCP/71433/2017	A G I INFRA LIMITED, (E-mail ID- cptleia@gmail.com, Phone No. 998857729 gi_builders@yahoo.co.in	INFRA-1	State :	Punjab	26-02-18	Dr. P.M.S. Bedi	Yes  AGI Palace Monitoring report.pdf	Overall compliance status was found to be satisfactory
	File no. : SEIAA/PB/NCP/2017/EC/2017			District :	Jalandhar				
	Proposal Name : AGI Palace			Village :	Jalandhar - I				
	File no. : SEIAA/PB/NCP/EC/2016/36			District :	SAS Nagar				
	Proposal Name : GBP CINEPOLIS			Village :	Derabassi				
	File no. : SEIAA/PB/NCP/EC/2016/32			District :	SAS Nagar				
3	Proposal no. : SIA/PB/NCP/59654/2016	GUPTA BUILDERS AND PROMOTERS, (E-mail ID- cptleia@gmail.com, Phone No. 998857729	INFRA-1	State :	Punjab	23-01-17		Visited	The site of the project was visited jointly by Sh. KL Malhotra and Sh. PS Bhogal,
	File no. : SEIAA/PB/NCP/EC/2016/35	PVT LIMITED		District :	SAS Nagar				

Proposal Name	: GBP CAMELLIA BUSINESS CENTER		Village	: Kharar		Dr. P.M.S. Bedi		Members of SEAC on 25.02.2023 and it was observed that the commercial project has not been taken up by the Project Proponent and no activity was seen at the site. Further, no representative of the Project Proponent nor their consultant attended the committee.
File no.	: SEIAA/PB/NCP/EC/2017/11		District	: Ludhiana				
Proposal Name	: Atal Apartments at Shaheed Karnail Singh Nagar, Pakhowal Road, Ludhiana, Punjab by Ludhiana , Improvement Trust.		Village	: Ludhiana (West)				

7.0 Deliberations during 245th meeting of SEIAA held on 06.04.2023

SEIAA observed that SEAC has sent the monitoring reports of the above 3 projects in the form of a link. The Authority further observed that brief recommendations have been made by SEAC in respect of each report but the specific action(s) required to be taken can only be determined after proper study and analysis of the full reports.

After deliberations, SEIAA decided that the supporting staff of SEIAA should go through the reports as submitted by the members of SEAC and analyse what action, if any, is required to be taken by the Authority w.r.t the observations made by the members of SEAC in their inspection reports. The item be placed in the next meeting as agenda along with a self-speaking note regarding each visit report.

Accordingly, as per decision of the 245th meeting of the SEIAA, the reports of the SEAC members have been analyzed and the details are placed at Annexure-1 of agenda.

8.0 Deliberations during 259th meeting of SEIAA held on 31.08.2023

The matter was considered by SEIAA in its 259th meeting held on 31.08.2023 wherein SEIAA examined the recommendations of SEAC and action proposed by the supporting staff of SEIAA provided in Annexure-1 of the agenda.

After detailed deliberations, it was decided that no action is required to be taken w.r.t the projects at Sr. No. 8, 9 and 14 of Annexure-1 of agenda as no violation has been observed by the site inspection team and no action has been proposed by SEAC. It was further decided that the actions proposed by the supporting staff of SEIAA for the remaining projects (at Sr. No.1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 15, 16, 17, 19, 20 & 21) should be taken immediately. It was also decided that wherever Show-cause notices for revocation of EC have been proposed, PP must submit reply within 30 days.

Accordingly, show cause notices & advisory letters for revocation of ECs were issued with an opportunity to show cause within 30 days of date of issue of notice as per the following details:

Sr No.	Project Name & Location	Type of Letter	Letter No. & date
1.	La-Prisma, Zirakpur by M/s UNITED BUILDERS, VIP Road, Zirakpur	SCN	1450 dated 18.09.2023

2.	Sandwoods Opulencia, Village Bhago Majra, Landran-Banur Road, Sector-110, Distt. S.A.S. Nagar by M/s Sandwoods Infratech Projects Pvt. Ltd.	SCN	1452 18.09.2023	dated
3.	GREEN LOTUS SAKSHAM, Village Nabha, Zirakpur, District S.A.S. Nagar by M/s Maya Builders	Advisory	1460 18.09.2023	dated
4.	The Earlwood Kharar, District SAS Nagar by M/s NK & KK Infradevelopers (P) Ltd., Plot No 38, F-26, Sector-7, New Delhi- 110085	SCN	1454 18.09.2023	dated
5.	Punjab Legislators Flats, New Chandigarh, Mullanpur, Majri, S.A.S Nagar by M/s PUNJAB LEGISLATORS CO-OPERATIVE HOUSE BUILDING SOCIETY LTD, SCO 662, Sector 70, Mohali	Advisory	1462 18.09.2023	dated
6.	Joynest MOH 1, Village Chatt, Zirakpur by M/s Amazing Real Estate Pvt. Ltd.	Advisory	1464 18.09.2023	dated
7.	Escon Primera, Village Chatt, Zirakpur, Dera Bassi, S.A.S Nagar by M/s Malwa Projects (P) Ltd., H.No 3439, Sector 27 D, Chandigarh	Advisory	1466 18.09.2023	dated
8.	Hero Homes, Sector-88, Distt. SAS Nagar (Mohali), Punjab by M/s. Hero Realty Pvt. Ltd.	Advisory	1468 18.09.2023	dated
9.	Curo North Square, Village Mullanpur Garibdass, Distt. SAS Nagar (Mohali), Punjab by M/s. Curo India Pvt. Ltd., SCO 50-51, 1st floor, Madhya Marg, Sector-9D, Chandigarh-160009	Advisory	1470 18.09.2023	dated
10.	City Of Dreams-II, Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar Punjab by M/s. Credo Assets Private Limited, SCO No. 146-148, Sector 43-B, Chandigarh	SCN	1456 18.09.2023	dated
11.	Imperial Apartments, Zirakpur, Tehsil Derabassi Distt. SAS Nagar	Advisory	1472 18.09.2023	dated

	Mohali, Punjab by M/s Harmony Colonisers Pvt. Ltd.		
12.	City of Dreams 115 (Old name: Prime Court yard), Village Santemajra, Tehsil Kharar, District Mohali by M/s G.K. Residency (P) Ltd., SCO146-148, 1st Floor, Sector-43 B, Chandigarh-160043	SCN	1458 dated 18.09.2023
13.	CP-67 (previously known as) Homeland Mall in sector 67 SAS Nagar	Advisory	1474 dated 18.09.2023

However, reply of only 04 Project Proponents i.e M/s Maya Builders (Sr No. 3), M/s Malwa Projects (P) Ltd (Sr.No.7), M/s Hero Realty Pvt. Ltd. (Sr. No. 8) & M/s AB ALCOBEV (P) Ltd. (Sr. No. 13) has been received so far and no other PP has submitted reply. The reply was scrutinized and the status is as under:

- Reply submitted by M/s Maya Builders was found to be satisfactory.
- Reply submitted by M/s Malwa Projects (P) Ltd was found to be satisfactory.
- Reply submitted by M/s AB ALCOBEV (P) Ltd. was found to be satisfactory.
- Reply submitted by M/s Hero Realty Pvt. Ltd. was found to be satisfactory.

The reply submitted by the Project Proponents are as per Annexure–D. The details of the observations of the visits and reply submitted by the Project Proponent is as per Annexure-E.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

SEIAA observed that only 4 Project Proponents have submitted replies to the Show Cause and Advisory Notices (5 Show Cause and 8 Advisory Notices) issued vide SEIAA letters dated 18.09.2023. The Authority also noted that 30 days time had been allowed to furnish the replies.

After detailed deliberations, it was decided that copy of Show Cause Notices and Advisory Notices to the remaining Project Proponents may also be sent through email to ensure proof of service and the matter may again be placed before the Authority for consideration after 10-15 days.

Item no. 265.12: Affidavit on behalf of SEIAA, respondent no. 2 to be filed in the Hon'ble Punjab and Haryana High court in CWP No 29652 of 2022.

The case was considered by SEIAA in its 261st meeting held on 15.09.2023 wherein SEIAA observed as under:

1. That the Hon'ble High Court of Punjab and Haryana vide order dated 10.01.2023 in CWP No. 29652 of 2022 permitted, as an interim measure, commencement of mining operations on the basis of approved DSRs in Rupnagar, Fazilka and Pathankot Districts till 31.03.2023 (except the area in and across the river Ravi in district Pathankot adjacent to international border with Pakistan) in terms of and strictly in accordance with the conditions imposed by the SEIAA. The said conditions imposed by SEIAA vide its letter no. SEIAA/MS/2022/1323 dated 30.12.2022 are as under:
 - i) The provisions of the SSMG, 2016, and EMGSM, 2020, issued by the MOEF&CC and the DSRS approved by SEIAA, Punjab, along with relevant orders of the NGT and other relevant rules of the State and Central government should be strictly complied with.
 - ii) The Mining operations will be undertaken by the respective XENS-cum-District Mining officers under the strict supervision of the Government.
 - iii) In accordance with the SSMG Guidelines, Mining should be commenced only after preparation of the Mining Plan by the Recognized Qualified Person (RQP) and approval of the same by the designated authority of the Mining Department. Other statutory requirements like demarcation of the site and obtaining written consent of the landowners must also be complied with.
 - iv) The District Level Task Forces (DLTFs) should regularly inspect the operational mining sites and submit monthly reports to the respective DCs with a copy to the Mining Department and to SEIAA. Mining Department should independently also submit monthly reports to SEIAA regarding the minor minerals extracted from the operationalized mining sites.
 - v) Accurate daily record must be maintained of all the extracted material. Subsequent EC applications for the sites should be submitted after duly deducting the cumulative material extracted till the date of submission of the EC applications.
 - vi) In case of riverbed sites, depth of extraction should not exceed 1 meter and maximum quantity to be extracted should not exceed 50% of the net mineable deposits identified in the DSRS.

- vii) The standard terms and conditions stipulated in ECs for sand mining sites as per attached Annexure-A must be meticulously complied with by the Project Proponents (respective XENs-cum District Mining officers).
2. That thereafter, the mining department submitted a representation requesting amendment in the condition no. (ii) above so as to permit mining operations through concessionaires and other appropriate methods (in addition to the earlier granted permission vide which only departmental mining had been allowed). Mining Department also filed CM No. 1242 in CWP No. 29652 of 2022 in the Hon'ble High Court with a similar prayer. During the course of hearing in this matter on 23.01.2023 the Hon'ble High Court permitted SEIAA to take a decision on the representation submitted by the mining department on merits. Keeping in view the reasons stated in the representation, SEIAA modified its earlier order dated 30.12.2022 and permitted mining operations through XENs of the mining department, concessionaires or other appropriate methods in Rupnagar, Pathankot and Fazilka Districts. SEIAA also granted similar conditional permissions for 10 other Districts (Amritsar, Ferozepur, Hoshiarpur, Gurdaspur, Jalandhar, Ludhiana, Moga, SAS Nagar, SBS Nagar and Tarn Taran) on the basis of their respective approved DSRs. Since these permissions were accorded only after the approval of the respective DSRs of the Districts, they were valid for varying periods of times with the final cut-off date being till 30.06.2023.

After detailed examination of the orders of the Hon'ble courts and submissions made as above by the Mining Department, SEIAA noted as under:

- i) Hon'ble High Court in the CWP 29652 of 2020 vide order dated 10.01.2023 has directed that the petitioner-State as well as the respondent - SEIAA to furnish reports as to the manner in which the sand mining activities are commenced and undertaken by the State. The State has also been directed to strictly ensure that sand mining activity undertaken by them does not damage the environment or the rivers in question, and in fact take all steps to protect ground water and environment and also undertake rehabilitation measures.

Keeping the aforesaid in view and after detailed deliberations, SEIAA observed and decided that in view the directions dated 10.01.2023 of the Hon'ble High Court of Punjab and Haryana in CWP No. 29652 of 2022 to file a status report regarding commencement of mining operations in the State, the 5 member committee constituted by the Hon'ble NGT in O.A no. 360/2015 vide order dated

26.02.2021, may be requested to inspect the mining sites located in Districts Pathankot, Rupnagar and Fazilka and submit the report to SEIAA before 15.10.2023.

Accordingly the 5 membered committee constituted by the Hon'ble NGT in O.A no. 360/2015 vide order dated 26.02.2021 was written vide letter no. 1633-37 dated 29.09.2023 to inspect the mining sites located in Districts Pathankot, Rupnagar and Fazilka and submit the report to SEIAA before 15.10.2023 to enable SEIAA to file a status report regarding commencement of mining operations in the State.

Thereafter 13th meeting of the 5 membered committee was held on 20.10.2023 to fix schedule of visits wherein it was observed that as per information supplied by the mining department, only 30 public mining sites are operational in the state as on 15.10.2023 and no commercial mining site is operational as on 15.10.2023. After detailed deliberations, Inspection Committee decided as under:

- i) On operationalization of the Commercial Mining Sites, the Mining Department shall provide a list of the same, at the earliest in order to finalize the visit schedule of the Committee.
- ii) Mining Department may share a copy of the reply to be filed in compliance with the order passed by the Punjab and Haryana High Court, Chandigarh on 10.01.2023 in the matter of CWP 29652 of 2022 with SEIAA.
- iii) SEIAA may be asked to prepare and file the reply in CWP no. 29652 of 2022 in the Hon'ble High Court based upon the reports of the public mining sites already carried out by the inspection committee and the information provided by the Mining Department that no commercial mining site is in operation as on 15.10.2023.

Accordingly, draft reply to filed in CWP no. 29652 of 2022 in the Hon'ble Punjab and Haryana High Court on behalf of SEIAA has been prepared and is enclosed as per **Annexure - F**. The matter is listed for hearing before the Hon'ble Court on 06.11.2023.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

SEIAA perused the draft reply to filed in CWP no. 29652 of 2022 in the Hon'ble Punjab and Haryana High Court on behalf of SEIAA and approved the same.

After due deliberations, it was decided that the reply may be got signed from Member Secretary, SEIAA and be submitted to legal counsel of SEIAA, engaged in the matter for filing before the Hon'ble Punjab and Haryana High Court well before the next date of hearing fixed for 06.11.2023.

Item No. 265.13: Release of Bank Guarantee (BG) of Rs 22.05 Lakhs submitted by Indian Railway Welfare Organisation (IRWO) regarding “RAIL VIHAR” Project at VIP Road, Zirakpur.

Sr Project Engineer / ZKP of the Indian Railway Welfare Organisation (IRWO) vide his letter no. IRWO/ ZKP/ SEIAA/ BG dated 14.06.2023 (copy attached at Annexure 4 of the Agenda) has requested the release of Bank Guarantee of Rs 22.05 Lakhs deposited by the IRWO with the PPCB towards Remediation Plan and Natural & Community Resource Augmentation Plan in respect of their “Rail Vihar” Project, VIP Road, Zirakpur. It is stated that the works against which the Bank Guarantee was deposited have been satisfactorily completed. The site has also been visited by Additional Director of the Regional office of the MOEF&CC who has submitted his report vide his office letter dated 24.06.2022.

1.0 Deliberations during 251st meeting of SEIAA held on 23.06.2023

SEIAA perused the request of the Sr Project Engineer, IRWO, and observed that the PPCB does not appear to have verified the completion of all the works specified in the Remediation Plan and Natural & Community Resource Augmentation Plan. Additional Director, MOEF&CC has also reported a significant number of issues in respect of which the compliance of EC conditions has been found wanting.

After detailed deliberations it was decided that a specific report may be obtained from the PPCB regarding satisfactory completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan. IRWO may also be asked to submit proof in this regard as also submit the latest compliance reports in respect of the issues raised by the MOEF&CC.

Accordingly, Member Secretary, PPCB was written vide letter no. SEIAA/MS/2023/1117 dated 22.08.2023 to send specific report regarding satisfactory completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan. Further, IRWO was requested vide endst no. 1118 dated 22.08.2023 to submit proof regarding completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan and latest compliance reports in respect of the issues raised by the MOEF&CC.

Sr. Project Engineer, IRWO vide its request letter no. IRWO/ZKP/SEIAA/BG release dated 12.10.2023 has intimated as under:

- I. The IRWO has submitted bank guarantee no. 084071120000011 dated 13.10.2020 amounting to Rs. 22.05 lacs in Regional Office, PPCB, Mohali as an assurance to complete the activities mentioned in the Remediation Plan and Natural & Community Resource Augmentation Plan of group housing project namely RAIL VIHAR at VIP road zirakpur.
- II. IRWO has completed all the activities considered under EMP against amount from the Reserved Budget Remediation activities of Remediation Plan and Natural and Community Resource Augmentation Plan. All the necessary documents and completion Certificate of all the 4 works have already been sent to Regional Office, PPCB, Mohali and Office of MoEF&CC.
- III. On 31.03.2022, Additional Director, MoEF&CC also visited their site and submitted monitoring report to SEIAA vide letter no. 16-03/2019-(ENV)/363-364-365 dated 24.06.2022.

In view of above, Sr. Project Engineer, IRWO has requested to return the bank guarantee submitted by them. Copy of the request letter is as per **Annexure- G**.

No report has been received PPCB. Further, the IRWO has also not submitted proof regarding completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan and latest compliance reports in respect of the issues raised by the MOEF&CC.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

SEIAA perused the request letter received from Sr. Project Engineer, IRWO and observed that despite specific directions issued vide SEIAA letter no. 1117-1118 dated 22.08.2023 proof regarding completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan and the latest compliance report with respect of the issues raised by the MoEF&CC vide letter no. F.no. 16-03/2019-(ENV)/363-364-365 dated 24.06.2022 has not been submitted by the Project Proponent.

It was further observed that report regarding completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan of "Rail Vihar" Project, located at VIP Road, Zirakpur has also not been received from PPCB despite being requested vide SEIAA letter no. 1117-1118 dated 22.08.2023.

After detailed deliberations, it was decided as under:

- i) Final Reminder may be issued to PPCB for sending specific report regarding satisfactory completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan within 30 days, failing which the bank guarantee will be released to the project proponent at the risk of PPCB.
- ii) IRWO may once again be asked to submit proof within 15 days regarding completion of works prescribed under the Remediation Plan and Natural & Community Resource Augmentation Plan along with the latest compliance reports in respect of the issues raised by the MOEF&CC.

Item no. 265.14: Application for Transfer of Environment Clearance for River bed Mining project at Village Jhugian Peer Baksh, Tehsil Patti, District Tarn Taran, Punjab area 3.98 ha (Proposal no. SIA/PB/MIN/305808/2023)

Executive Engineer Drainage –cum-Mining & Geology Division, Tarn Taran, WRD Punjab was granted Environmental Clearance(EC) under EIA notification dated 14.09.2006 by SEIAA, Punjab, vide no. EC23B001PB113778 dated 19.09.2023 for carrying out mining of minor minerals (sand) @ 58009 TPA (Max. 155545.91 MT over the period of 3 years) in an area of 3.98 Ha in the revenue estate of Village- Jhugian Peer Baksh, Tehsil Patti, District Tarn Taran, Punjab, subject to certain conditions.

Now, an online request vide proposal no. SIA/PB/MIN/305808/2023 has been received from Gurinder Bhatti Contractor, Ground Floor,15-16,City Square Building, Near Kesar Petrol Pump, Jalandhar, Punjab wherein it has been requested to transfer the EC in his name.

The following documents have been attached with the proposal for transfer of EC:

- Request letter from Executive Engineer Drainage-cum-Mining & Geology Division, Tarn Taran, to transfer the already granted Environmental Clearance of mine Jhugian Peer Baksh, Tarn Taran in the name of Gurinder Bhatti Contractor, Ground Floor,15-16,City Square Building, Near Kesar Petrol Pump, Jalandhar, Punjab.
- Provisional Acceptance letter/Award of Contract for Mining Cluster No. 20 comprising of mine Toot & Jhugian Peer Baksh District Tarn Taran, issued to Gurinder Bhatti Contractor, Ground Floor,15-16,City Square Building, Near Kesar Petrol Pump, Jalandhar, Punjab vide Executive Engineer Drainage-cum-Mining & Geology Division, Tarn Taran letter no. 764/Cluster 20 dated 09.06.2023 subject to certain conditions.
- Undertaking given by Gurinder Bhatti that he is the sole proprietor of M/s Gurinder singh Batti they will abide by all the terms and conditions of the Environmental Clearance granted to the earlier proponent. The Project Proponent has deposited fee amounting to Rs. 7960/- vide UTR no. AXSK232850000642 on 12.10.2023.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Sh. Charandeep Singh, SDO, Drainage –cum-Mining & Geology Division, Tarn Taran.

(ii) Sh. Manas Vyas, Environmental Consultant, M/s P & M solutions (on behalf of the Project Proponent).

The Environmental Consultant requested SEIAA to transfer the Environmental Clearance granted vide EC identification no. EC23B001PB113778 dated 19.09.2023 for carrying out mining of minor minerals (sand) with production capacity of 58009 TPA over an area of 3.98 Ha located at village-Jhugian Peer Baksh, Tehsil Patti, District Tarn Taran, Punjab, subject to certain conditions issued in the name of Executive Engineer Drainage-cum-Mining & Geology Division, Tarn-Taran.

To a query by SEIAA, it was informed that this is a riverbed, Commercial Mining Site in which semi-mechanised method of mining is proposed to be adopted. Till date, no mining has been carried out in the said mining site and no litigation is pending against the project site.

An undertaking, to the effect that no mining activities has taken place at the site, duly signed by Executive Engineer Drainage-cum-Mining & Geology Division, Tarn-Taran, was submitted during the meeting which was taken on record.

After detailed deliberations, SEIAA decided to accept the request of the project proponent and transfer the Environmental Clearance to M/s Gurinder Singh Bhatti Contractor, Ground Floor, 15-16, City Square Building, near Kesari Petrol Pump, Jalandhar, Punjab for the validity period of their contract with the mining department or till the validity of the original EC, whichever is earlier, subject to the same terms and conditions as stipulated in the original EC and with the additional condition that the Project Proponent shall deposit funds for plantation @Rs 1,99,000/- and AEA activities @Rs 87,013/- i.e. total amount of Rs 2,86,013/- as stipulated in the Environmental Clearance issued vide EC ID no. EC23B001PB113778 dated 19.09.2023, prior to commencing of mining operations in the Greening Punjab Mission budget head of the Forest Department through DFO Amritsar as under:

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

Item no. 265.15: Regarding Transfer of Environment Clearance for River bed Mining project at Village Bhangal, District Rupnagar measuring 3.43 ha (Proposal no. SIA/PB/MIN/305903/2023)

Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar, WRD Punjab was granted Environmental Clearance (EC) under EIA notification dated 14.09.2006 by SEIAA, Punjab, vide no. EC23B001PB192299 dated 16.10.2023 for carrying out mining of minor minerals (sand) @ 16144 TPA (Max. 48432 MT over the period of 3 years) in an area of 3.43 Ha in the revenue estate of Village- Bhangal, Tehsil & District Rupnagar, Punjab, subject to certain conditions.

Now, an online request vide proposal no. SIA/PB/MIN/305903/2023 has been received from Kuldeep Singh & Bros, Village Mubarikpur, Dera Bassi, SAS Nagar, Punjab wherein it has been requested to transfer the EC in his name.

The following documents have been attached with the proposal for transfer of EC:

- Request letter from Executive Engineer Drainage-cum-Mining & Geology Division, Ropar/Shri Anandpur Sahib, to transfer the already granted Environmental Clearance of mine Bhangal, Rupnagar in the name of Kuldeep Singh & Bros, Village Mubarikpur, Dera Bassi, SAS Nagar, Punjab.
- Provisional Acceptance letter/Award of Contract for Mining Cluster No. 30 comprising of mine Nangra Kamlot-3 and Bhangal in District Ropar, issued to Kuldeep Singh & Bros, Village Mubarikpur, Dera Bassi, SAS Nagar, Punjab vide Executive Engineer Drainage – cum-Mining & Geology Division, Shri Anandpur Sahib vide letter no. 2069/CMS/Cluster 30 dated 06.07.2023 subject to certain conditions.
- Undertaking given by Kuldeep Singh that he is the sole proprietor of M/s Kuldeep Singh & Bros, Village Mubarikpur, Dera Bassi, SAS Nagar, Punjab and they will abide by all the terms and conditions of the Environmental Clearance granted to the earlier proponent. The Project Proponent has deposited fee amounting to Rs. 6860/- vide UTR no. PSIBN23293891250 on 20.10.2023.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

- (i) Sh. Harshant Verma, Executive Engineer Drainage –cum-Mining & Geology Division, Rupnagar

The Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar requested SEIAA, to transfer the Environmental Clearance granted vide EC identification no. EC23B001PB192299 dated 16.10.2023 for carrying out mining of minor minerals (sand) with production capacity of 16,144 TPA in an area of 3.43 Ha in the revenue estate of Village- Bhangal, Tehsil & District Rupnagar, Punjab, subject to certain conditions issued in the name of Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar.

To a query by SEIAA, it was informed that this is a riverbed, Commercial Mining Site in which semi-mechanised method of mining is proposed to be adopted. Till date, no mining has been carried out in the said mining site and no litigation is pending against the project site.

An undertaking, to the effect that no mining activities has taken place at the site, was submitted by Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar, during the meeting which was taken on record.

After detailed deliberations, SEIAA decided to accept the request of the project proponent and transfer the Environmental Clearance to M/s Kuldeep Singh & Bros, Village Mubarikpur, Dera Bassi, SAS Nagar, Punjab for the validity period of their contract with the mining department or till the validity of the original EC, whichever is earlier, subject to the same terms and conditions as stipulated in the original EC and with the additional condition that the Project Proponent shall deposit funds for plantation @Rs 1,71,000/- and AEA activities @Rs 74,000/- i.e. total amount of Rs 2,45,000/- as stipulated in the Environmental Clearance issued vide EC ID no. EC23B001PB192299 dated 16.10.2023, prior to commencing of mining operations in the Greening Punjab Mission budget head of the Forest Department through DFO Rupnagar as under:

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

Item no. 265.16: Regarding Transfer of Environment Clearance for Proposed sand mining project (Boulder, gravel, sand) as per DSR NO. SEIAA/MS/2022/1318 with production capacity of 21174 TPA over an area of 2.09 Ha on the agricultural land located at village- Dollowal, tehsil & District-Rupnagar Punjab through XEN/DMO District Rupnagar. (Proposal no. SIA/PB/MIN/305912/2023)

Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar, WRD Punjab was granted Environmental Clearance (EC) under EIA notification dated 14.09.2006 by SEIAA, Punjab, vide no. EC23B001PB135987 dated 25.09.2023 for carrying out mining of minor minerals (sand) @ 13,625 TPA (Max. 40,875 MT over the period of 3 years) in an area of 2.09 Ha in the revenue estate of Village- Dollowal, tehsil & District-Rupnagar Punjab, subject to certain conditions.

Now, an online request vide proposal no. SIA/PB/MIN/305912/2023 has been received from Srowana HP Centre Village Nangran, P.O. Bhallan, Teh. Anandpur Sahib, Punjab wherein it has been requested to transfer the EC in his name.

The following documents have been attached with the proposal for transfer of EC:

- Request letter from Executive Engineer Drainage-cum-Mining & Geology Division, Ropar/Shri Anandpur Sahib, to transfer the already granted Environmental Clearance of mine Dollowal, Rupnagar in the name of Srowana HP Centre Village Nangran, P.O. Bhallan, Teh. Anandpur Sahib, Punjab.
- Provisional Acceptance letter/Award of Contract for Mining Cluster No. 29 comprising of mine Chandpur and Dollowal in District Ropar, issued to Srowana HP Centre Village Nangran, P.O. Bhallan, Teh. Anandpur Sahib, Punjab vide Executive Engineer Drainage –cum-Mining & Geology Division, Ropar letter no. 2064/CMS/Cluster 29 dated 06.07.2023 subject to certain conditions.
- Undertaking given by Srowana HP Centre that he is the sole proprietor of M/s Srowana HP Centre Village Nangran, P.O. Bhallan, Teh. Anandpur Sahib, Punjab and they will abide by all the terms and conditions of the Environmental Clearance granted to the earlier proponent. The Project Proponent has deposited fee amounting to Rs. 4180/- vide Transaction ID: IMPS00048510485MOAIMWSTHI.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

The meeting was attended by the following:

(i) Sh. Harshant Verma, District Mining Officer, Rupnagar

The Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar requested SEIAA, to transfer the Environmental Clearance granted vide EC identification no. EC23B001PB135987 dated 25.09.2023 for carrying out mining of minor minerals (sand) with production capacity of 13625 TPA in an area of 2.09 Ha in the revenue estate of Village- Dollowal, tehsil & District-Rupnagar Punjab, subject to certain conditions issued in the name of Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar.

To a query by SEIAA, it was informed that this is an agricultural site, Commercial Mining Site in which semi-mechanised method of mining is proposed to be adopted. Till date, no mining has been carried out in the said mining site and no litigation is pending against the project site.

An undertaking to the effect that no mining activities have taken place at the site, was submitted by Executive Engineer Drainage-cum-Mining & Geology Division, Rupnagar, during the meeting which was taken on record.

After detailed deliberations, SEIAA decided to accept the request of the project proponent and transfer the Environmental Clearance to M/s Srowana HP Centre Village Nangran, P.O. Bhallan, Teh. Anandpur Sahib, Punjab for the validity period of their contract with the mining department or till the validity of the original EC, whichever is earlier, subject to the same terms and conditions as stipulated in the original EC and with the additional condition that the Project Proponent shall deposit funds for plantation @ Rs 1,04,500/- and AEA activities @Rs 61,500/- i.e. total amount of Rs 1,66,000/- as stipulated in the Environmental Clearance issued vide EC ID no. EC23B001PB135987 dated 25.09.2023, prior to commencing of mining operations in the Greening Punjab Mission budget head of the Forest Department through DFO Rupnagar as under:

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

Item no. 265.17: Representations received via email dated 27.06.2023 from M/s Navyug Company and from President, Ludhiana Tippers Association requesting change in conditions imposed by SEIAA for semi-mechanized mining.

Deliberations held during 252nd meeting of SEIAA held on 28.06.2023

SEIAA perused the representations received from M/s Navyug Company and from the President Ludhiana Tippers Association through emails dated 27.06.2023 (copies attached at Annexure III and Annexure IV respectively) requesting certain changes in the conditions imposed by SEIAA while granting permission for undertaking semi-mechanized method of mining.

SEIAA deliberated on the representations and noted that the said conditions had been imposed as per decision taken in the joint meeting of SEIAA and SEAC. It was, therefore, desirable to obtain the comments / recommendations of SEAC in this regard. SEIAA also observed that the comments of the Department of Mines and Geology on the said representations were also necessary.

Keeping the above in view the Authority decided as under:

1. A copy of the representations be sent to the Chief Engineer, Department of Mines and Geology, Punjab to submit their detailed technical comments / recommendations in respect of the representations. A copy of the comments / recommendations should also be sent to the Member Secretary, SEAC.
2. A copy of the representations be sent to the Member Secretary SEAC with the request to furnish the comments / recommendations of SEAC in respect of the representations after obtaining and considering the reply of the Mining Department.

Accordingly, a copy of the representation was sent to Chief Engineer, Mines & Geology vide this office letter no. 1130 dated 23.08.2023 for sending detailed technical comments / recommendations in respect of the representations. Further, a copy of the representation was sent to the Member Secretary, SEAC to furnish the comments / recommendations of SEAC in respect of the representations.

Now, Chief Engineer, Mines & Geology vide letter no. 2664/Glg dated 25.10.2023 has intimated that a committee was constituted vide office order dated 15.09.2023 to study the representations

of M/s Navyug Company and from President, Ludhiana Tippers Association and to submit to their comments. Now, the committee has submitted the report as under:

Case 1: Out of River Bed Sand Mines

In this case, the mines are generally dry in nature since no river regime is involved and these mines are mostly located in Agricultural fields. The committee is of the view that in this type of mines tyre mounted excavator can work more effectively than the chain mounted excavator.

Case 2: Out of River Bed Gravel Mines

In these mines although no river regime is involved but the density of the Gravel Plays major role. Moreover, the areas where out of river bed gravel mines are located are generally devoid of any agricultural fields and no road/passage is available. The committee is of the view that the tyre mounted excavated may not be suitable for these types of mines in view of the uneven terrain and high density of the Gravel. The chain mounted excavators have suitable grip for this kind of terrain and have strength to bear high density gravel. Although the bucket capacity must be as per the condition imposed by SEIAA i.e. upto 1 Cum and maximum boom length of 3 meters.

Case 3 : River Bed Sand and Gravel Mines

These mines are located within the flood plain area i.e. within flood protection embankments. In these mines, due to the proximity of River Channel, the areas are mostly wet which may hinder the movement of tyre mounted excavators and sometimes even the vehicles got stuck in these mines. The committee is of the view that the tyre mounted excavators may not be suitable for these types of mines and chain mounted excavators could be more effective for the smooth operations in these mines. Although the bucket capacity must be as per the condition imposed by SEIAA i.e. upto 1 Cum and maximum boom length of 3 meters.

Condition 3-

The SEIAA has imposed condition for using tipper having capacity restricted upto 10 tonnes. Further, it has mentioned that in case the high capacity tippers are to be used, the permission of concerned department responsible for maintenance of that road should be obtained. The Committee has observed that the SEIAA has restricted the tippers upto 10 tonnes capacity and has imposed condition in EC which is to be complied by the Project Proponent i.e. Contractor. The contractor has rightly submitted in his application that he may not have control over the type of vehicle that is coming to the mine site. The contractor has only right to refuse the loading in the vehicle but do

not have the right to control the movement of vehicles towards his mine site. The spirit of this condition is to maintain roads as per their strength but this requirement may not be achieved while making contractor responsible for controlling the type of vehicle. The Committee is of the view that to ensure the safety of roads the SEIAA may amend this condition while making contractor responsible for the maintenance and upkeep of the roads and to ensure that the material is loaded as per the capacity of the vehicle approved by the Transport Department.

Further, the matter was considered by SEAC in its 257th meeting held on 28.08.2023, wherein committee observed that Environmental Clearance was granted to M/s Mahadev Enclave Pvt. Ltd. by SEIAA vide letter no. SEIAA/MS/2023/1219 dated 16.01.2020 and after detailed deliberations, it was decided that any request regarding amendment in Environmental Clearance should be given by the project proponent through the Department of Mines & Geology, Government of Punjab along with their comments.

Deliberations during 265th meeting of SEIAA held on 26.10.2023.

SEIAA perused the report received from the Mining Department. The Authority also observed that the comments / recommendations of SEAC in respect of the representations made by M/s Navyug Company and from President, Ludhiana Tippers Association are yet to be received from SEAC.

After detailed deliberations, it was decided that the technical comments / recommendations in respect of the comments received from Chief Engineer, Mining may be sent to SEAC for consideration at their end and to send recommendations so that decision on the representation can be taken expeditiously.