

Proceedings of 302nd meeting of State Expert Appraisal Committee (SEAC) held on 04.11.2024 (Monday) at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following was present:

Sr. No.	Name of SEAC Member	Designation in SEAC
1.	Dr. Satnam Singh Ladhar	Chairman
2.	Sh. Pardeep Garg	Member Secretary
3.	Er. Manjit Singh	Member
4.	Prof. Saroj Bala	Member (Through VC)
5.	Er. Daljeet Singh Cheema	Member
6.	Mr. Aseem Kumar Sharma	Member
7.	Dr. Naresh Kumar Bhardwaj	Member

Item No. 302.04: Application for Environmental Clearance (Violation) under EIA Notification dated 14.09.2006 for Group Housing Project Namely “Orchard County” at Village Sante Majra, Kharar-Landran Road, Kharar, District SAS Nagar, Mohali, Punjab by M/s Ansal Lotus Melange Projects Pvt Ltd. (Proposal No. SIA/PB/INFRA2/426593/2023).

The Project Proponent was granted Terms of Reference (**Violation**) vide letter No. 5010 dated 19.01.2022 issued by SEIAA under EIA notification dated 14.09.2006 for carrying out EIA study.

The Project Proponent has applied for obtaining Environmental Clearance (**Violation**) under EIA notification dated 14.09.2006 for Group Housing Project Namely “Orchard County” at Village Sante Majra, Kharar-Landran Road, Kharar, District SAS Nagar, Mohali, Punjab for total land area of 48,090.24 sqm (11.88 acres) having built up area is 1,04,388.877 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent further informed that the construction of project has been exceeded the limit of built-up area as per earlier Environmental Clearance and validity of earlier Environmental Clearance also got expired.

The Project Proponent has submitted final EIA/EMP report and he has deposited of Rs. 2,08,780/- vide UTR No. HDFCR52022041361104981 dated 13.04.2022.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

- (i) Sh. Vishwa Prakash, A.G.M
- (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 “Orchard County” by M/s Ansal Lotus Melange Projects Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/426593/2023
1.3	Location of Project:	Village Sante Majra, Kharar-Landran Road, Kharar, District S.A.S Nagar, (Mohali), Punjab.
1.4	Details of Land area & Built up area:	Site area: 48,090.24 sq.m. (11.88 acres) Built up area: 1,04,388.877 sq.m.

1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8 (a) - 'Building & Construction Project' as built-up area of the project will be 1,04,388.877 sq.m.
1.6	Cost of the project	Rs. 210.66 crores. Out of which, Rs. 155.42 Crores amount has already been spent on the project.
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls under Residential Zone as per Master plan of Kharar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent has submitted approved layout plan approved by Municipal Council, Kharar.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act, 1980 or not.	Yes. NOC has already been obtained for diversion of 0.0025 ha of forest land.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana located at a distance of approx. 80 km from the project.

3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone. City Bird Sanctuary and Sukhna Wildlife Sanctuary are at a distance of approx. 12 km; E & 17.3 km; E respectively from the project location.																											
3.6	Green area requirement and proposed No. of trees:	Total green area: 4.37 acres (17,704.465 sq.m.) i.e. 36.8% of the total site area. No. of trees required = 601 trees. However, 660 no. of trees has already been planted.																											
4.	Configuration & Population																												
4.1	Proposal & Configuration	<p>The project will consist of 28 Blocks (708 Flats), 1 EWS block (72 Flats), 1 Club house and 1 Guard Room.</p> <p><u>Area Statement</u></p> <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Description</th><th>Area (in sq.m.)</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Total Site Area</td><td>48,090.24 sq.m. (11.88 acres)</td></tr> <tr> <td>2.</td><td>Permissible Ground Coverage (@ 35%)</td><td>16,831.584</td></tr> <tr> <td>3.</td><td>Proposed Ground Coverage (@ 24.325%)</td><td>11,698.205</td></tr> <tr> <td>4.</td><td>Permissible FAR (@ 2)</td><td>96,180.48</td></tr> <tr> <td>5.</td><td>Proposed FAR (@ 1.94)</td><td>93,613.32</td></tr> <tr> <td>6.</td><td>Non FAR <ul style="list-style-type: none"> Mumty & Machine room Area Basement Area </td><td>10,775.55 1440.94 9,334.61</td></tr> <tr> <td>7.</td><td>Built-up Area (FAR + Non FAR)</td><td>1,04,388.87</td></tr> <tr> <td>8.</td><td>Green Area (@ 36.815%)</td><td>17,704.465</td></tr> </tbody> </table>	Sr. No.	Description	Area (in sq.m.)	1.	Total Site Area	48,090.24 sq.m. (11.88 acres)	2.	Permissible Ground Coverage (@ 35%)	16,831.584	3.	Proposed Ground Coverage (@ 24.325%)	11,698.205	4.	Permissible FAR (@ 2)	96,180.48	5.	Proposed FAR (@ 1.94)	93,613.32	6.	Non FAR <ul style="list-style-type: none"> Mumty & Machine room Area Basement Area 	10,775.55 1440.94 9,334.61	7.	Built-up Area (FAR + Non FAR)	1,04,388.87	8.	Green Area (@ 36.815%)	17,704.465
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4.2	Population details	4,324 persons																											
5	Water																												
5.1	Total fresh water requirement:	370 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>	Permission from CGWA was already obtained. Later, application was filed to PWRDA regarding abstraction of ground water. However as per recent guidelines, permission from PWRDA is not required as water demand is utilized exclusively for Drinking and Domestic use.						
5.4	Total wastewater generation:	437 KLD						
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	437 KLD of wastewater will be generated from the project which will be treated in STP of 350 KLD capacity & proposed STP of capacity 100 KLD. However, presently, STP of capacity 350 KLD has been installed within the project site to cater the current wastewater load of the project.						
5.6	Treated wastewater for flushing purpose:	186 KLD						
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 97 KLD Winter: 32 KLD Monsoon: 9 KLD						
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed off into MC sewer after recycling for landscaping & flushing.						
5.9	Cumulative Details:							
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	
	1.	556 KLD	437 KLD	428 KLD	186 KLD	Summer: 97 KLD Winter: 32 KLD Monsoon: 9 KLD	Summer: 145 KLD Winter: 210 KLD Monsoon: 233 KLD	
5.10	Rain water harvesting proposal:	Total 8 Rain water recharging pits has already been constructed for artificial rain water recharge within the project premises.						

6	Air	
6.1	Details of Air Polluting machinery:	There will be provision of 3 DG sets i.e. 1 DG set of 350 KVA capacity, 1 DG set of 750 KVA and 1 DG set of 1050 KVA for standby use for emergency purposes. DG set will be provided with acoustic enclosure and will run on HSD fuel. Out of which, 2 DG sets of capacity 350 KVA & 750 KVA have been provided within the project for power backup.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	Waste Management	
7.1	Total quantity of solid waste generation	1,645 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. Biodegradable waste will be composted by use of 2 composters of 500 Kg & 250 Kg. 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:	Total power demand for the project will be 5,800 KW. Out of which, existing power load is 2,918 KW. The power is being supplied by Punjab State Power Corporation Limited (PSPCL).

8.2	Energy saving measures:	Use of only LED lighting for energy saving. LED lights have been used in towers, lift lobby, stair case, basement, etc. Further, solar panels are also proposed at the terrace of the Project.																																																							
8.3	Details of activities under Environment Management Plan.																																																								
	<table><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Title</th><th colspan="2">Remaining Construction Phase</th><th>Operation Phase</th></tr><tr><th>Capital Cost (Rs. Lakhs)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th></tr><tr><td>1.</td><td>Air Pollution Control (Tarpaulin sheets/ barricading, DG set, stack height, anti-smog gun, sprinklers, etc.</td><td>15</td><td>1</td><td>1</td></tr><tr><td>2.</td><td>Water Pollution Control/ Sewage Treatment Plant (Additional STP of 100 KLD, MBBR- UF)</td><td>30</td><td>3</td><td>4</td></tr><tr><td>3.</td><td>Noise Pollution Control (Acoustic enclosure etc.)</td><td>2</td><td>0.5</td><td>0.5</td></tr><tr><td>4.</td><td>Landscaping</td><td>6</td><td>2</td><td>3</td></tr><tr><td>5.</td><td>Solid Waste Management (2 mechanical composters of 500 kg & 250 kg)</td><td>28</td><td>1.5</td><td>2.5</td></tr><tr><td>6.</td><td>Rain water recharging</td><td>2</td><td>2</td><td>2</td></tr><tr><td>7.</td><td>Energy Conservation (LEDs & Solar Panels)</td><td>15</td><td>2</td><td>2</td></tr><tr><td>8.</td><td>Miscellaneous</td><td>8</td><td>2</td><td>2</td></tr><tr><td></td><td>Total</td><td>106</td><td>14</td><td>17</td></tr></table>	Sr. No.	Title	Remaining Construction Phase		Operation Phase	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)	1.	Air Pollution Control (Tarpaulin sheets/ barricading, DG set, stack height, anti-smog gun, sprinklers, etc.	15	1	1	2.	Water Pollution Control/ Sewage Treatment Plant (Additional STP of 100 KLD, MBBR- UF)	30	3	4	3.	Noise Pollution Control (Acoustic enclosure etc.)	2	0.5	0.5	4.	Landscaping	6	2	3	5.	Solid Waste Management (2 mechanical composters of 500 kg & 250 kg)	28	1.5	2.5	6.	Rain water recharging	2	2	2	7.	Energy Conservation (LEDs & Solar Panels)	15	2	2	8.	Miscellaneous	8	2	2		Total	106	14	17			
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	In addition, adequate amount will be spent under Additional environment activities. Details regarding the AEA will be submitted prior to SEAC, Punjab meeting.																																																								
9	DETAILS OF THE VIOLATION:																																																								
9.1	Total cost of the project and total cost of project already executed	<ul style="list-style-type: none">The total cost of the project is Rs. 210.66 Crores which includes the cost of land as well as construction cost.Total project cost incurred so far is Rs. 155.42 Crores.																																																							
9.2	Description of violation:																																																								
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9.3	Date of commencement of the project	The construction work was started in July, 2007.
9.4	Date of first submission of information of such violation to SEIAA	<p>The project proponent has applied for obtaining TORs under violation vide proposal no. SIA/PB/NCP/22975/2018.</p> <p>TOR application submitted to MoEF&CC on 13.09.2017.</p> <p>Violation was first identified during the PPCB visit on 11.11.2016. Copy of PPCB letter mentioning regarding the same is enclosed with the application. No construction has been done in the project after the submission of application to MoEF&CC i.e. vide dated 13.09.2017.</p>
9.5	No. of days of violation	<p>1,297 days.</p> <p>Start Date – 25.02.2014</p> <p>End Date – 13.09.2017</p>
9.6	Recurring and non-recurring cost for environmental damages	<p>Recurring cost = Rs. 0.01 Lakh/day or Rs. 12.97 Lakhs</p> <p>Non-recurring cost = Rs. 0.79 Lakhs</p>
9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 13.76 Lakhs
9.8	Details of prosecution	Prosecution has been filed under the provisions of Section 15 & 16 of Environmental Protection Act, 1986 in the district court, Kharar under the case title of Punjab Pollution Control Board VS M-s ANSAL LOTUS MELANGE PROJECTS PRIVATE LIMITED vide case no. COMA/30/2021. Copy of current status is enclosed with the application.
9.9	Penalty to be deposited with Punjab Pollution Control Board	<p>As per Office Memorandum of Government of India, Ministry of Environment, Forest and Climate Change, Impact Assessment Division dated 07.07.2021 regarding Standard Operating Procedure (SOP) for Identification and handling of violation cases under EIA Notification, 2006 in compliance to order of Hon'ble National Green Tribunal has been prepared. According to which:</p> <p>“For Expansion projects:</p> <p>i. Where operation/ production with expanded capacity has not commenced:</p>

		<p>1% of the project cost attributable to the expansion activity incurred upto the date of filing of application along with EIA/EMP report.</p> <p>The additional project cost (attributable to the expansion activity) incurred on the violation part up to date of filing application is Rs. 3.5 crores. Thus, 1% of the total project cost comes out to be Rs. 3.5 lakhs. Thus, Rs. 3.5 lakhs will be considered as the penalty cost. This penalty fees amount will be deposited in the account of Punjab Pollution Control Board (PPCB) as penalty fees.</p>
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The Committee was apprised about the recent order dated 2.01.2024 passed by Hon'ble Supreme Court of India in Writ Petition (Civil) No. 1394 of 2023 titled as Vanashakti vs Union of India which is reproduced as under:

"1. Issue notices returnable in four weeks.

2. Until further orders, there shall be stay of operation of the Office Memorandum dated 7th July, 2021 and 28th January, 2022 issued by the Ministry of Environment, Forest and Climate Change".

The above said order of Hon'ble Supreme Court of India was also conveyed by Ministry of Environment, Forest and Climate Change, Govt. of India vide OM dated 8.01.2024. The MoEF&CC, Govt. of India vide above said OMs dated 7.07.2021 and 28.01.2022 issued a Standard Operating Procedure (SoP) for identification and handling of violation cases under EIA Notification 2006.

In view of above said orders of Hon'ble Supreme Court of India, the project proposal, being violation case, was deferred till the decision of the Court.

The Project Proponent has submitted reply through the Parivesh Portal.

Deliberations during the 296th meeting of SEAC held on 01.07.2024

Following was present on behalf of Project Proponent:

- (i) Mr. Vishwa Parkash, A.G.M Sales & Marketing
- (ii) Smt. Jyoti Rani, Environmental Coordinator, M/s Eco Paryavaran Laboratories and Consultants Pvt. Ltd.

The Project Proponent apprised the Committee about the NCLT Order dated 17.05.2024 stating that the applicant is not covered under the Supreme Court Order dated 02.01.2024 and grant liberty to the applicant to approach the concerned authorities for obtaining necessary Environmental Clearance and in that event, the Tribunal expect the concerned authorities to consider the case of the applicant in light of the order passed by the Hon'ble Supreme Court vide Order dated 02.02.2024.

The Hon'ble Supreme Court dated 02.02.2024 clarified that their orders dated 02.01.2024 would not come in the way of the Competent Authorities in considering the proposals for modifications/alterations in the Environmental Clearances if area of such projects had any valid

Environmental Clearances prior to 07.07.21. Further, needless to state that such applications for modifications/alterations would be considered by the Competent Authorities strictly in accordance with law as it existed prior to 07.07.2021.

The Project Proponent submitted that it has applied for Environmental Clearance under violation category on 13.09.2017 i.e. well before 07.07.21 and their case be appraised in light of the Orders dated 02.02.2024 of Hon'ble Supreme Court of India.

The Committee, after detailed deliberations, decided that SEIAA shall advise in the matter that whether such cases, who have applied before 07.07.21 for grant of Environmental Clearance under violation category, can be appraised as per MoEF&CC Notification dated 14.03.2017, in light of Supreme Court of India Order dated 02.02.24.

Deliberations during 302nd meeting of SEIAA held on 16.07.2024.

SEIAA perused the orders dated 02.02.2024 passed by Hon'ble Supreme Court of India in Writ Petition (Civil) No. 1394 of 2023 titled as Vanashakti vs Union of India and the operative part of the same is reproduced as under:

"We clarify that our orders dated 02.01.2024 would not come in the way of the competent authorities in considering the proposals for modifications/alterations in the Environmental Clearance if area of such projects had any valid environmental clearances prior to 07.07.2021.

Needless to state that such applications for modification/alteration would be considered by the Competent Authorities strictly in accordance with law as it existed prior to 07.07.2021.

We further clarify that our order should not be construed as having stayed any proceedings before any High Courts touching the subject matter of the office Memoranda, referred to above."

SEIAA also perused the procedure prescribed by MoEF&CC for dealing violations cases vide its notification no. S.O. 804(E) dated 14.03.2017, which prescribes following procedures for dealing applications for projects or activities or the expansion or modernisation of existing projects or activities requiring prior environmental clearance under the Environment Impact Assessment Notification, 2006 entailing capacity addition with change in process or technology or both undertaken in any part of India without obtaining prior environmental clearance from the Central Government or by the State Level Environment Impact Assessment Authority:

- In case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted environmental clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) Section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of

environmental clearance only by the Expert Appraisal Committee and environmental clearance will be granted at the Central level.

- In cases of violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the environmental clearance.
- The cases of violation will be appraised by respective sector Expert Appraisal Committees constituted under subsection (3) of Section 3 of the Environment (Protection) Act, 1986 with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the Expert Appraisal Committee is negative, closure of the project will be recommended along with other actions under the law.
- In case, where the findings of the Expert Appraisal Committee on point at sub-para (4) above are affirmative, the projects under this category will be prescribed the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan. Further, the Expert Appraisal Committee will prescribe a specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and 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 an 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.
- The Expert Appraisal Committee shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.
- The project proponent will be required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by Expert Appraisal Committee and finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, Expert Appraisal Committee and approval of the Regulatory Authority.

- The projects or activities which are in violation as on date of this notification only will be eligible to apply for environmental clearance under this notification and the project proponents can apply for environmental clearance under this notification only within six months from the date of this notification.

Further, MoEF&CC amended the notification no. S.O. 804(E) dated 14.03.2017, vide its notification no. S.O. 1030(E) dated 08.03.2018, which prescribes following procedures for dealing applications for projects or activities or the expansion or modernisation of existing projects or activities requiring prior environmental clearance under the Environment Impact Assessment Notification, 2006 entailing capacity addition with change in process or technology or both undertaken in any part of India without obtaining prior environmental clearance from the Central Government or by the State Level Environment Impact Assessment Authority:

- In case the projects or activities requiring prior environmental clearance under the Environment Impact Assessment Notification, 2006 from the concerned regulatory authority are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernisation, and change in product-mix without prior environmental clearance, these projects shall be treated as cases of violations and the projects or activities covered under category A of the Schedule to the Environment Impact Assessment Notification, 2006, including expansion and modernisation of existing projects or activities and change in product mix, shall be appraised for grant of environmental clearance by the Expert Appraisal Committee in the Ministry and the environmental clearance shall be granted at Central level, and for category B projects, the appraisal and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986.”;
- In cases of violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the environmental clearance
- The cases of violations will be appraised by the Expert Appraisal Committee at the Central level or State or Union territory level Expert Appraisal Committee constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986 with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can run sustainably under compliance of environmental norms with adequate environmental safeguards, and in case, where the findings of Expert Appraisal Committee for projects under category A or State or Union territory level Expert Appraisal Committee for projects under category B is negative, closure of the project will be recommended along with other actions under the law.”;
- In case, where the findings of the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee on point at sub-paragraph (4) above are affirmative, the projects will be granted the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan and the Expert

Appraisal Committee or State or Union territory level Expert Appraisal Committee, will prescribe specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants, and 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 the Environment (Protection) Act, 1986, or an environmental laboratory accredited by the National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of the Council of Scientific and Industrial Research institution working in the field of environment.”;

- The Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee, as the case may be, shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance;
- The project proponent will be required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by the Expert Appraisal Committee for category A projects or by the State or Union territory level Expert Appraisal Committee for category B projects, as the case may be, and finalized by the concerned Regulatory Authority, and the bank guarantee shall be deposited prior to the grant of environmental clearance and released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after recommendation by regional office of the Ministry, Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee and approval of the Regulatory Authority.”

SEIAA observed that in order to have correct interpretation of the Hon’ble Supreme Court orders dated 02.02.2024, copy of I.A filed in Writ Petition (Civil) No. 1394 of 2023 titled as Vanashakti vs Union of India is also required to be seen, so that final decision in the matter may be taken.

After detailed deliberations, SEIAA directed the supporting staff to obtain copy of I.A filed in Writ Petition (Civil) No. 1394 of 2023 titled as Vanashakti vs Union of India and place before SEIAA during its next meeting.

Deliberation during 305th meeting of SEIAA held on 29.07.2024

SEIAA directed the supporting staff to obtain copy of I.As filed in Writ Petition (Civil) No. 1394 of 2023 in consideration of which the Hon’ble Supreme Court has issued its orders dated 02.02.2024 in this PIL and place before SEIAA during its next meeting.

Deliberations during 302nd meeting of SEAC held on 04.11.2024.

The Committee noted that the case was earlier considered in 296th meeting of SEAC held on 01.07.2024 wherein it was decided that SEIAA shall advise in the matter that whether such cases that were received before 07.07.21 for grant of Environmental Clearance under violation category, can be appraised as per MoEF&CC Notification dated 14.03.2017, in light of Supreme Court of India Order dated 02.02.24.

Further, SEIAA considered the matter in its 302nd meeting held on 16.07.2024 and lastly in its 305th meeting held on 29.07.2024, wherein SEIAA directed its supporting staff to obtain copy of I.As filed in Writ Petition (Civil) No. 1394 of 2023 in consideration of which the Hon'ble Supreme Court has issued its orders dated 02.02.2024 in this PIL and place before SEIAA during its next meeting.

In view of the facts given above, SEAC decided to forward the case to SEIAA for advice in the said matter, as decided in 296th meeting of SEAC held on 01.07.2024.

Item No 302.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Area development project namely “Aerotropolis Residential Project” near IT City and Aero City, SAS Nagar, Punjab, by M/s Greater Mohali Area Development Authority (GMADA), (Proposal No. SIA/PB/MIS/69508/2021).

GMADA has applied for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of Area & Township development project namely “Aerotropolis Residential Project” near IT City and Aero City, SAS Nagar, Punjab. The total land area of the project is 1653.06 acres (668.97 Ha). The project is covered under activity 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006.

GMADA was issued Terms of Reference for carrying out EIA study for obtaining Environment Clearance under EIA notification dated 14.09.2006 vide letter SEIAA/MS/2021/4799 dated 01.10.2021.

GMADA undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

GMADA has submitted the Form 2, conceptual layout plan, EIA report after incorporating compliance of Terms of Reference and other additional documents along with processing fee as per Govt. of Punjab notification dated 27.06.2019 amounting to Rs. 20,06,911/-, (Rs.5,01,651/- vide UTR No. PUNBR52021091314586 dated 13.09.2021 & Rs.15,05,260/- vide UTR No. HDFCR52022031553 dated 15.03.2022). The adequacy of the fee deposited by the Project Proponent has been checked & verified by the supporting staff of SEIAA.

PPCB vide letter no. 2607 dated 27.04.2022 submitted the latest construction status report with the details as under:

"It is further intimated that as per the brief project report submitted along with the application, the proposed project is planned to be developed over an area of 1653.06 Acres (Residential 'Area @ 600.35 acres, EWS @ 82.20 acres, Commercial Area @ 128.60 acres, Amenities area @ 95.29, Park area @ 151.62 acres, Road area @ 485 acres, sector road area @ 109.81 acres) adjoining to IT city and Aerocity Scheme in Mohali. Pocket-wise detail is as under:

Pocket	Residential	EWS	Commercial	Amenities	Parks	Roads	Sector Road	Total
A	260.74	34.20	50.26	38.05	59.0	245.69	22.31	710.25
B	75.46	9.76	8.42	16.64	20.20	53.86	22.0	206.34
C	65.32	8.75	50.04	9.0	20.57	61.1	27.7	242.48
D	198.83	29.49	19.88	31.6	51.85	124.55	37.8	494
Total	600.35	82.20	128.6	95.29	151.62	485.2	109.81	1653

As per the brief project report water demand during the operation phase will be 25.51 MLD out of which 17.008 MLD fresh water will be met through borewell & Canal water and 8.50 MLD will be met by recycling of treated wastewater. Approximately 21.69 MLD of wastewater will be generated which will be treated in Sewage treatment Plant based on SBR or suitable technology of capacity 22 MLD proposed to be constructed within the proposed project. The treated wastewater will be used for flushing, landscaping and non-potable uses. The PP has proposed 8 DG sets of 500 KVA capacity for power back up. The project proponent has proposed that the solid waste will be handled as per the provisions of the Solid Waste Management Rules, 2016.

The project site was visited by officer of the Board along with Sh. Varinder Kumar, SDO, GMADA on 31/3/2022 and it was observed as under:

- 1. No proper demarcation has been done of the proposed site. As per the site shown by the representative, the site is divided into 4 pockets pocket A, B, C & D. The Pocket A is located adjoining to Village Bakarpur, Naraingarh Pocket B is located adjoining to Village Matran, Bari, Pocket C is located adjoining to Siaun, Patton, Pocket D is located adjoining to Village Manakpur Kallar. The Pocket D is located at a distance of around 300-400m from the Aero Business Park By M/s Landchester Infrastructure Associates, Village Manakpur Kallar, Mohali which is approved for establishment of Orange & Green category industries. However, presently no industry has been established within the Aero Business Park. No natural drain passes through the project site, however treated waste-water from STP, diggian flows through a open drain passing from Block- B & thereafter reaching village Mattran.*
- 2. No site development has been started at the site. Plot of the land acquired under the project is agriculture land.*
- 3. As per the boundary limits site shown by the project proponent during the visit, there is no MAH industry/cement plant/ grinding unit/ rice sheller/ saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 250 m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 100m from the boundary of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

It is further intimated that the capacity of the existing terminal STP of Mohali is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.

Furthermore, the Pocket D of this project is located at a distance of around 300- 400m from Aero Business Park developed by M/s Landchester Infrastructure Associates, Village Manakpur Kahar, Mohali which is approved for the establishment of Orange & Green category of industries (In the said project site, Rice Sheller/ Saila, Jaggery Units etc. can also be established being in in Orange/ Green category). But presently no industry has been established within the Aero Business Park.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Er. Ranjiv Manakotla, Division Engineer, GMADA.
- (ii) Mr. Devendra Singh, EIA Coordinator, M/s Global Managements & Engineer Consultants International Jaipur, Rajasthan.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under

<u>S.N</u> <u>o</u>	<u>Description</u>	<u>Details</u>
1	Basic Details-	
1.1	Name of Project & Project Proponent:	Project Name- “Aerotropolis Project” Project Proponent- Greater Mohali Area Development Authority (GMADA)
1.2	Proposal:	SIA/PB/MIS/69508/2021
1.3	Location of Project:	The project is located at Village Bakarpur, Rurka, Safipur, Matran, Siaun, Manauli, Patton, ChauMajra & SainiMajra Tehsil Mohali & Village Chatt , Naraingarh, Tehsil- Dera Bassi, District- S.A.S Nagar, State- Punjab
1.4	Details of Land area & Built up area:	Total Plot Area -6689696.47 sqm No built-up area has been mentioned as this is an area development project.
1.5	Category under EIA notification dated 14.09.2006	Category – B1 8 (b) Township and Area Development Project.
1.6	Cost of the project	Rs. 826.53 Crore
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls in Residential & Mix Use zone as per Master Plan, SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land area of 1653.06 acres has been acquired by the Department of Housing & Urban Development, Punjab. A copy of land acquisition documents for acquiring the land area falling under Pocket A, B, C & D situated at aforementioned villages submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, self-declaration to the effect that no land is covered under the provision of the Forest Conservation Act,1980 is submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, self-declaration in this regard submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, self-declaration in this regard submitted.
3.4	Distance of the project from the Critically Polluted Area.	No, self-declaration in this regard submitted.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No Eco-Sensitive Zone is present near the project site.
3.6	Green area requirement and proposed No. of trees:	Green Belt Area -61.133 Ha (151 acres) No. of Plants to be planted – 1500 trees per Hectare
4.	Configuration & Population	
4.1	Proposal & Configuration	Details as per the conceptual plans of Pocket-A, B, C&D submitted.
4.2	Population details	
5	Water	
5.1	Total fresh water requirement:	18026.460 KLD fresh water
5.2	Source:	From Bore well & Canal
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)	As per chapter no. 5 of Punjab Guidelines for Ground Water Extraction and Conservation 2020, Urban Local Bodies and Panchayati Raj Institutions, Improvement Trusts and Area Housing and Urban Development Authorities and Place of Worship are exempted from seeking permission for Ground Water Extraction and Conservation.

	Details thereof				
5.4	Total wastewater generation:	Total waste water generation: 23434.89 KLD			
5.5	Treatment methodology: (STP capacity, technology & components)	<p>-Capacity -2 STP (1x12 MLD) & (1x10 MLD)</p> <p>-Technology- Sequential Batch Reactor Technology - SBR Technology</p> <p>The complete biological operation is divided into cycles. Each cycle is of 3 – 5 hr duration, during which all treatment steps take place.</p> <p>Cyclic operation:</p> <p>A basic cycle comprises</p> <ul style="list-style-type: none">• Fill-Aeration (F/A)• Settlement (S)• Decanting (D) <p>During the period of a cycle, the liquid is filled in the SBR Basin up to a set operating water level. Aeration Blowers are started for aeration of the effluent. After the aeration cycle, the biomass settles under perfect settling conditions. Once Settled the supernatant is removed from the top using a DECANTER. Solids are wasted from the tanks during the decanting phase. These phases in a sequence constitute a cycle, which is then repeated.</p> <p>Chlorine Contact Tank</p> <p>The Effluent from the SBR basins will be collected in Chlorine Contact Tank. The supernatant thus collected will get disinfected in Chlorine Contact Tank by adding suitable dose of chlorine and finally it is utilized for flushing, general washing and green belt development.</p>			
5.6	Treated wastewater for flushing purpose:	Treated wastewater for flushing purpose: 9013.23 KLD			
5.7	Treated wastewater for green area in summer, winter and rainy season:	Season of watering	Rate of watering	Plantation area	Total Water required
		summer season	5.5 litre per sq m	611339.82 sq m	3362.36 KLD
		winter season	1.8 litre per sq m	611339.82 sq m	1100.41 KLD
		monsoon season	0.5 litre per sq m	611339.82 sq m	305.66 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Excess Treated Water of 8641.55 KLD will be supplied to farmers for Agriculture use. No agreement executed with the farmers for utilization of treated wastewater has been submitted.			

5.9	Cumulative Details:							
	Sr. No.	Total water Requirement	Total wastewater r generated	Treated wastewater r	Flushing water requirement	Green area requiremen t	Fire Station and other utility	Excess treated waste water to Farmer s land.
	1	27039.69 KLD	23434.89 KLD	21091.40 KLD	9013.23 KLD	3336.62 KLD	100 KLD	8641.55 KLD
5.10	Rain water harvesting proposal:		Total 40 number of rain water harvesting pits shall be constructed to recharge rain water.					
6	Air							
6.1	Details of Air Polluting machinery:		No Air polluting machineries except DG set will be installed which will be provided with adequate stack height.					
6.2	Measures to be adopted to contain particulate emission/Air Pollution		1. A dust control plan will be implemented viz. regular daily spraying of water on the roads and dust emission area in the project site. 2. Regular maintenance of vehicles and equipment will be carried out. 3. The vehicles having PUC will be used during the construction period. Vehicles will run under limited speed to prevent SPM generation.					
7	Waste Management							
7.1	Total quantity of solid waste generation		47823.15 kg/day					
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)		Estimated quantity of solid waste generation from the project during operation phase is 47.81 TPD. The solid waste will comprise of biodegradable waste i.e. domestic waste, food waste, horticultural waste etc. Recyclable waste like plastic, paper, tin, glass etc. Different coloured bins will be used for collection of biodegradable and non – biodegradable waste as per MSW rules, 2000. Private sweepers and MSW handlers will be appointed by the RWA for door-to-door collection. Bio-degradable wastes will be composted in onsite organic waste converter.					
7.3	Details of management of plastic waste generated from project		Non –biodegradable fraction like plastic, tin, glass etc. will be sold to local recyclers. Horticultural waste shall be collected and disposed of with biodegradable waste. Rest inert MSW will be handed over to Municipal Corporation for final disposal.					

7.5	Details of management of Hazardous Waste.	There will not be any generation of hazardous waste from the project except used Oil from DG sets (Hazardous Waste category 5.1). The same shall be stored in HDPE tanks and will be sold to the authorized vendors in the region.			
8	Energy Saving & EMP				
8.1	Power Consumption:	During construction phase -The estimated electrical load will be 100 KVA. The supply will be sourced from Punjab State Power Corporation Ltd. During Operation phase - The estimated electrical load is 190 MVA. The supply will be sourced from Punjab state Power Corporation Ltd.			
8.2	Energy saving measures:	No suitable energy saving measures to be adopted has been submitted.			
8.3	Details of activities under Environment Management Plan:	S No	Particulars	Proposed Capital Cost (In lacs)	Recurring Cost in (In lacs)
		1.	Management of Air pollution	25.0	4.0
		2.	Sewage Treatment Plant & laying sewer lines	10000	250
		3.	Environment Monitoring and Management	4.0	4.0
		4.	Energy conservation plan	150	15
		5.	Rain Water Harvesting (Recharge Pits & Drains)	331	20
		6.	Green Belt & Park Development	600	100
		Total		11110	373

During meeting, the Committee observed that the Project Proponent has not submitted the details of built-up area as per approved FAR and basis for estimating the population, water requirement, flushing requirement, etc. Further, it was informed by the Project Proponent that the excess treated wastewater of 8641.55 KLD is being disposed of to farmers. However, no details for disposing of the treated wastewater to farmers were given in the proposal. Further, the details for the management of Solid Waste have also not been provided. The Committee also observed that the Project Proponent has also not provided the details of the land area under litigation.

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

1. The Project Proponent shall submit the details of the built-up area to be constructed based on approved FAR.
2. The Project Proponent shall submit the details and basis for estimating the population viz a viz water and flushing requirements as per the norms laid down by the Central & State Govt.

3. The Project Proponent shall submit the complete scheme with supporting documents for the utilization and disposal of the excess treated wastewater.
4. The Project Proponent shall submit the proper mechanism for management and treatment of the solid waste being generated from the project.
5. The Project Proponent shall submit the Solid Waste Management Plan and earmark dedicated area in the layout plan for the same.
6. The Project Proponent shall submit the details of the land area of project falling under litigation in an annotated form.
7. The Project Proponent shall propose adequate proposal for adoption of energy conservation measures.
8. The Project Proponent shall submit the revised EMP after incorporating the above said activities.

The case was then considered in the 227th meeting of SEAC held on 22.08.2022 and lastly in 256th meeting of SEAC held on 21.08.2023, wherein the Committee after detailed deliberations, decided to defer the case till reply of the below mentioned observations:

- (i) The Project Proponent has considered the total water requirement @150 lpcd and flushing water requirement @40 lpcd which needs to be revised to @180 lpcd for total water requirement and @45 lpcd as flushing water requirement, in compliance to the guidelines for preparation of water balance for building construction, township and area development projects.
- (ii) The Project Proponent shall specify the No. of beds for Hospitals for estimating the water requirement, in reference to the document titled as “Estimation of Water Requirement for Drinking & Domestic Use” of NBC, 2016 issued Central Ground Water Authority.
- (iii) The Project Proponent shall increase the No. of Rain Water Harvesting pits and submit the detailed proposal for management & disposal of storm water.
- (iv) As per water balance, the project proponent proposed to utilize the excess treated wastewater within the project for other activities. However, no details regarding the same has been submitted. The Project Proponent shall submit the details for treatment and disposal of excess treated wastewater.
- (v) The Project Proponent has submitted the calculation for planting trees by taking into account 1 Tree/80 sqm of green area and 1 Tree/225 sqm of the built-up area. The Project Proponent shall submit the revised calculation by considering 1 Tree/80 sqm of total land area of the project.
- (vi) The Project Proponent shall submit the detailed scheme for management and disposal of inorganic fraction of Solid Waste and earmark dedicated space for SWM.
- (vii) The Project Proponent shall submit the details of activities along with their budget provisions in the Environment Management Plan.
- (viii) The Project Proponent shall submit an undertaking that the land area of 262.51 acres under litigation is under the possession of GMADA.

The Project Proponent submitted the point wise reply of the observations through Parivesh Portal.

Deliberations during 302nd meeting of SEAC held on 04.11.2024.

The meeting was attended by the following on behalf of Project Proponent.

- (i) Er. Himanshu Sandhu, Divisional Engineer, GMADA.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee observed that the total land area of the Project is 1653.06 acres, out of which 15 acres of land in Pocket-A is under litigation (8.06 acres of land under Group Housing-1, 3.47 acres of land under Mixed Use 1 and 3.47 acre under Mixed Use 2). The planning has been done for 1638.06 acres of land excluding the land under litigation. The project is covered under Category- 8(b) of the schedule appended with EIA Notification dated 14.09.2006.

The Committee perused the construction status report furnished by PPCB vide letter No. 2607 dated 27.04.2022, wherein it has been mentioned that no site development has been started at the site. Further, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

The Committee further observed that the site of the project falls in Residential and Mix Use Zone as per Master Plan of SAS Nagar. The Committee further observed that the total water requirement of the project shall be 26494 KLD, out of which fresh water requirement will be 17405 KLD and flushing water requirement will be 9089 KLD. The total waste water generated from the project shall be 21195 KLD, which shall be treated in the STP of 25 MLD capacity to be installed in two modules (10 MLD in Pocket A & 15 MLD in Pocket D for Pocket B, C & D). The project proponent has earmarked the location of the proposed STPs on the layout plan and proposed two rows of tree plantation around the boundary wall of both the STPs to avoid odour nuisance.

The total treated waste water generation shall be 20771 KLD out of which 9089 KLD shall be utilized for flushing during summer, winter & rainy seasons. Further, 2940 KLD treated waste water shall be utilized in the green area of 5,34,468.5 sqm. during summer season, 962 KLD during winter season & 267 KLD during rainy season. The excess treated waste water of 8742 KLD generated during summer season, 10720 KLD during winter season and 11415 KLD during rainy season shall be disposed of into GMADA trunk sewer to be laid along PR 7 and PR 9 Roads followed by new terminal STP of capacity of 126 MLD to be setup in Sector 102, SAS Nagar. The trunk sewer will manage the excess treated waste water being generated from the several GMADA Project namely Aerotropolis, Aerocity, IT City & upcoming Projects on PR 7 & PR 9 roads covering Sectors 83- Alpha, 102-Alpha & several sites falling in the villages of Naraingarh, Bakarpur, Chau Majra, Patton, Drari. Further, the design statement for laying of trunk sewer and installation of terminal STP of 126 MLD has already been prepared and DNIT is under preparation. Further, the laying of trunk sewer along PR 7 & PR 9 roads as well as setting of new terminal STP shall be completed within a time frame of 2 years. The project proponent i.e. GMADA further submitted an undertaking that no

possession shall be given to any of the plot owners till the completion of the laying of trunk sewer and installation of terminal STP.

The Committee further observed that the Project Proponent shall plant 82870 trees along internal roads, external roads and parks. The plantation shall be done with native tree species such as Ashoka, Amaltas, Jamun, Jakranda and Silver oaks. Further, the project proponent has submitted the layout plan by earmarking the trees to be planted.

The Committee further observed that the 83 TPD of Solid Waste shall be generated from the project which includes the 23 TPD of solid waste to be generated by the Bulk Waste Generators (Group Housing, EWS, School, Institution & Hospital). The Bulk Waste Generators shall take care of the waste generated from their respective site as per SWM Rules, 2016. The remaining 60 TPD of Solid Waste generated in the project area (Biodegradable Waste- 30 TPD, Non-Biodegradable Waste - 27 TPD and Inert Waste - 3 TPD) will be managed by GMADA. The Biodegradable Waste shall be converted into manure using aerobic composting drums installed at Centralized Resource Management Centre (RMC) of overall 35 TPD capacity by providing separate centralized facilities of individual capacity (15 TPD & 20 TPD). The manure is proposed to be used on green area under various pockets within project premises. Further, the recyclable component of the Non-Biodegradable Waste will be handed over to authorized Waste recyclers after compaction and bailing. The non-recyclable component of non-biodegradable waste shall be managed through co-processing in cement plants or road construction and combustible waste managed at waste processing plants. Further, the Inert Waste shall be disposed of at Sanitary Landfill Site to be developed by Municipal Corporation, S.A.S. Nagar. Further, the Punjab Govt. vide Gazette Notification dated 12/07/2012 has acquired 50 acres of land in village Samgouli, Tehsil Derabassi, District S.A.S. Nagar for setting up of solid waste management facility on behalf of GMADA. GMADA has also earmarked 3.75 acres of land (2.25 acres in Pocket-D & 1.5 acres in Pocket-A) for collection, storage and segregation of solid waste. The project proponent has also submitted process flow chart for managing Biodegradable, Non-Biodegradable & Inert Waste. The project proponent has earmarked the location of the Resource Management Centres (RMCs) on the layout plan and proposed two rows of tree plantation around the boundary wall of RMCs to avoid odour nuisance.

Further, 113 kg/day of Bio-Medical Waste to be generated by hospital site will be handed over to authorised agency as per Bio-Medical Waste Management Rules, 2016.

The project proponent submitted the revised Environment Management Plan with details as under.

S. No.	Description	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum) Construction phase	Recurring Cost (Rs. Lakhs/ Annum) Operation phase
1.	Wastewater Management (Installation of STP of overall capacity 25 MLD based on SBR Technology including civil work)	4,000	20	120
2.	Air & Noise Pollution Management (Installation of 4 anti-smog guns, tarpaulin sheets/ barricading, water	20	2	5

	sprinklers, etc.)			
3.	Development of green belt (No. of trees: 82,863 and cost of one tree Rs. 1,000 per tree including tree guard, Compost etc.)	830	--	30
4.	Rain water recharging (87 Pits @ Rs. 3 lakhs per pit)	261	2	20
5.	Miscellaneous (Environmental monitoring cost, first aid, sanitation etc.)	25	9	15
6.	Solid Waste Management	500	5	50
7.	Energy Conservation Measures (Provision of 2,500 solar lights in parks @ Rs. 10,000 per light)	250	5	20
8.	Additional Environmental Activities (Implementation of Supply of Tertiary Treated Water Scheme in which tertiary treated water from GMADA Sector 83 STP shall be supplied to Sectors 56 to 80, 88, 89 of Mohali for horticulture/irrigation purpose)	800	--	--
Total		Rs. 6,686 Lakhs ~ Rs. 66.86 Crores	Rs. 43 Lakhs/ annum	Rs. 260 Lakhs/ annum

Besides above, the Committee was apprised about the National Green Tribunal Order dated 09.08.2024 in O.A No. 93/2024 (CZ) titled as “Pranjal Karera Vs Union of India and Ors” wherein the Hon’ble Tribunal directed the MoEF&CC to appraise all Building and Construction Projects that are located in whole or in part within 5 Km. of the Protected Area notified under Wildlife Protection Act, 1972, Critically Polluted Areas and Severally Polluted Areas as identified by CPCB, Eco-Sensitive Areas notified under section-3 (2) of the Environment (Protection) Act, and the projects located at Interstate Boundaries, as Category A project and to be appraised by the Central Level by the Sectoral Expert Appraisal Committee.

The Environmental Consultant of the Project Proponent informed that the present proposal attracts one of the provisions of General Conditions, as the project is located at a distance of around 2 km from the interstate boundary of Chandigarh. However, the MoEF&CC, Govt. of India has not issued any guidelines to comply with said NGT Order so far.

The Committee examined the proposal and decided to defer the case till the receipt of reply of the below mentioned observation:

- (i) The Project Proponent shall submit the detailed Solid Waste Management (SWM) Action Plan in compliance of SWM rules, 2016. Adequate land is required to be earmarked and geo-tagged clearly on layout plan for setting up of various components of SWM.
- (ii) The Project Proponent shall submit detailed Action Plan for the management of C & D Waste.
- (iii) The Project Proponent shall check and revise the details of Sanitation Facilities required during construction phase of the project in the Environment Management Plan, in

compliance of “Prohibition of Employment as Manual Scavengers & their Rehabilitation Act, 2013.”

- (iv) The Project Proponent shall check and revise the green cover plan by planting at least 90% trees of indigenous species including minimum 20% fruit trees. Besides, Micro-Forest based on Miyawaki Technique should also be grown for creating long life Sustainable Eco-system.
- (v) The Project Proponent shall take up Solid Waste Management & Liquid Waste Management activities including requisite infrastructure/machineries/behaviour change awareness/ IEC & capacity building with five years operation & maintenance in Gram Panchayat/ Urban Local Body/ other organizations through dedicated agency/ NGO/ CBO/ SHG etc for visible impact and creating a Model of,” Garbage Free- Clean - Green Pollution Free”.
- (vi) The Project Proponent must see the overall project layout to evaluate the environmental concerns. The smaller/part area of the project for which the EC is being sought, do not serve the purpose of environmental evaluation.
- (vii) The Project Proponent informed that treated water drain is passing through Block-B and reaching at Village Matran. The Project Proponent shall submit the solution of this opened drain.
- (viii) The Project Proponent had earlier proposed 2 STPs (1 x 12 MLD) & (1 x 10 MLD) whereas now the STP of 12 MLD has been replaced with 15 MLD Plant. The same needs to be clarified.
- (ix) The site for Aerotropolis Residential Project near IT City and Aero City, SAS Nagar, Mohali, Punjab falls in the Master Plan of SAS Nagar, then construction of two separate STP (10 MLD) in Pocket-A for Block-A and 15 MD for Block B, C, D in Block-D is not a good solution as per environmental point of view. The Project Proponent shall take whole sewerage to main STP Plant of GMADA for treatment which will avoid the odour and nuisance.
- (x) The Project Proponent earlier constructed separate STPs for IT City and Aero City adjoining to this project. The Project Proponent on clarification informed that these separate STPs were constructed as these two cities were conceived in 2012 but after 12 years no STP is constructed for the city for disposal of excess final effluent and is disposed in open nearby drains in Mohali which is health hazard. Now the Project Proponent informed that an STP of 126 MLD will be constructed in Sector 102, SAS Nagar which will manage excess sewer of Aerotropolis City, IT City, Aero City etc. within period of 2 years. If excess water from IT City and Aero City is not taken to STP Plant within last 12 years how it will be possible for GMADA to complete the 126 MLD STP Plant in Sector 102, Mohali and lay the sewer line on PR-7 & PR-9 roads as per undertaking given by XEN GMADA Mr. Sandhu. Therefore, in the interest of environment and sanitation purpose that a STP should be constructed in Sector 102, Mohali and whole the sewerage from Aerotropolis City Blocks-A, B, C, D and IT City, Aero City should be taken through main sewer at one point for treatment to avoid number of STP’s for every city/block/pocket. The Project Proponent also mentioned that six number more Blocks E, F, G, H, I, J are coming up in Aerotropolis City in due course of time, disposal for the same may be kept in mind while designing sewerage system for Blocks A, B, C & D.

- (xi) The Project Proponent has taken the requirement of water @180 LPCD whereas it should not be more than 135 LPCD as per guidelines of SEIAA and CPHEEO Manual Chapter 2-2.8.2.5. The same needs to be clarified.