

Proceedings of 272nd meeting of State Expert Appraisal Committee (SEAC) held on 08.01.2024 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 271st meeting of State Level Expert Appraisal Committee (SEAC) held on 01.01.2024.

The proceedings of 271st meeting of State Level Expert Appraisal Committee (SEAC) held on 01.01.2024 was prepared and uploaded on the Parivesh Portal with the approval the all the Members & the Competent Authority. No, comments were received from any the Members of SEAC. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of 271st meeting of State Level Expert Appraisal Committee (SEAC) held on 01.01.2024.

The action taken on the decisions of 271st meeting of State Level Expert Appraisal Committee (SEAC) held on 01.01.2024 has been completed. SEAC noted the same.

Item No. 272.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab by M/s Emaar India Ltd. (Proposal No. SIA/PB/INFRA2/440017/2023).

The Project proponent was granted Environmental Clearance from MoEF&CC, Govt. of India vide letter No. 21/171/2007-IA.III dated 18.06.2008 for the development of 4 residential sectors i.e Sector 98,105,108 and 109 as part of an integrated township on a total plot area of 359.56 Ha(888.46 Ha). As per the said Environmental Clearance granted, area under plotted development was 102.25 Ha, area under group housing was 23.98 Ha, area under commercial use was 14.09 Ha, area under EWS housing was 14.85. The total built up area proposed under group housing was 2,97,000 sqm and area under institutional use was 181619 sqm. Total no. of (3507 apartments+ 2766 EWS units) are proposed to be constructed and 3425 No. of plots of various sizes to be developed.

The project Proponent was thereafter granted Environmental Clearance DECC/SEIAA/2020/1512 dated 19.03.2020 for the development of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab. The total land area of the project was 625.35 acres (253.07 Ha) having built-up area of project as 8,61,844.852 sqm. The present construction status reported by the promoter company is as under:

Construction status of the Project

Project Description	Construction status								
	Sector 99, 104, 105, 106, 108 & 109								
Infrastructure Development Works	1. 786 no.s houses have been constructed and customers started residing. 2. STP with 2.5 MLD capacity for sector 99, 104,105 & 106 and 5 MLD capacity for sector 108 & 109 installed & commissioned.								
Sectors – Services	Sewerage	Drainage	Water supply	Flushing	Roads	Street lighting	Feeder pillars	UG water tanks	Parks development work
Completion (%age)	96%	96%	96%	96%	95%	96%	96%	100%	95%

<p>The Views Sec. 105 (Multi storey apartments)</p>	<p>Total units – 696 nos.</p> <ol style="list-style-type: none"> 1. Tower J (84 units) – Finishing work completed. Occupation certificate received from GMADA. 82 units handed over to customers. 2. Tower G (112 units) – Finishing work completed. Occupation certificate received from GMADA. 105 units handed over to customers. 3. Tower H (148 units) – Finishing work completed. Occupation certificate received from GMADA. 142 units handed over to customers. 4. Tower K (112 units) – Finishing work completed. Occupation certificate received from GMADA. 108 units handed over to customers. 5. Tower L (136 units) – Finishing work completed. Occupation certificate received from GMADA. 129 units handed over to customers. 6. Tower F (104 units) – Finishing work completed. Occupation certificate received from GMADA. 100 units handed over to customers
<p>Central Plaza – Sec.105 (Commercial)</p>	<p>Total units – 286 nos.</p> <ol style="list-style-type: none"> 1. Structure/finishing work completed. 2. Occupation certificate received from GMADA. 3. 182 units handed over to customers.
<p>The Bungalows Sec. 105, 108 & 109 (Single storey unit)</p>	<p>Total units – 71 nos.</p> <ol style="list-style-type: none"> 1. Finishing work of 71 units in sector 105, 108 & 109 completed. 2. Occupation certificates received from GMADA for 71 units. 3. 70 units handed over to customers.
<p>The Villas – Sec. 106, 108 & 109 (Three storey unit)</p>	<p>Total units – 99 nos.</p> <ol style="list-style-type: none"> 1. Structure works of 99 units completed. 2. Occupation certificates received from GMADA for 98 units. 3. 82 units handed over to customers.
<p>The Terraces Sec. 108 (Independent floors)</p>	<p>Total units – 54 nos.</p> <ol style="list-style-type: none"> 1. Finishing work of 54 units completed 2. Occupation certificate received from GMADA for 51 units. 3. 51 units handed over to customers.

The Project Proponent in the name of M/s Emaar India Limited was thereafter granted Auto Terms of Reference vide letter No. SEIAA/PB/MIS/2022/TOR(EXP)/05 dated 08.03.2022 for expansion of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab.

Present Case

Now, the project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project increased from 625.35 acres to 630.96 acres having built-up area increased from 8,61,844.852 sqm to 10,11,844.85 sq.m(details as under) The overall project comprises of 3,369 residential plots, 1 No. Group housing, 3 commercial plots, Club building, EWS, Area under facilities, Reserved area, etc. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent submitted final EIA report after incorporating the compliance of ToR, Certified Compliance Report, Checklist, Synopsis and other additional documents through Parivesh portal. The Project Proponent has deposited Rs. 1705/- UTR No. N354211759072266 dated 20.12.2021 and Rs. 35795/- vide UTR No. HSBCN22063820878 dated 04.03.2022 and Rs. 1,12,500 vide UTR No. 9001C3F8U0GG/031922010000041 dated 17.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7640 dated 05.10.2023 furnished latest construction status report, relevant portion of the same is as under:

“The project site was visited by officer of the Board on 25.09.2023 and it was observed as under:

1. *As per the site shown by the representative the Project Proponent intendeds to add 2 new pockets of land in the existing project. During visit it was observed that no site development work has been started in the proposed land to be added in the expansion project and the site is empty plot.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement plant/grinding unit	300m
2.	Rice sheller/saila plant	500m
3.	Stone crushing/screening cum washing plant	500m
4.	Hot mix plant	300m

5.	Brick kiln	300m
6.	CBWTF	500m
7.	Poultry Farm	500m
8.	Jaggery unit	200m

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. Shishir Lal, Head Sustainability M/s Emaar India 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:	Name: Expansion of Integrated Township namely “Mohali Hills” by M/s Emaar India Ltd. Project Proponent: Shishir Lal (Authorized Signatory)
1.2	Proposal:	SIA/PB/INFRA2/439703/2023
1.3	Location of Project:	Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab
1.4	i) Details of Land area & built-up area as per the Environmental Clearance and application proposal	
	Sr. N	Description
	1.	Total Plot Area
		EC Accorded
		Proposed
		Total (After Expansion)
		625.35 acres
		5.61 acres
		630.96 acres

	(CLU/building plan approval status)	<ol style="list-style-type: none"> 1. Permission for Change of Land of Use vide memo No. 16950 dated 01.08.2006 issued by Department of Housing & Urban Development for total land measuring 106.66 acres. 2. Permission for Change of Land of Use vide letter No. 3812 dated 17.08.2017 issued by Department of Town & Country Planning, Punjab for total land measuring 14.24 acres. 3. Permission for Change of Land of Use vide memo No. 11890 dated 21.11.2006 issued by Department of Housing & Urban Development for total land measuring 390.71 acres. 4. Permission for Change of Land of Use vide memo No. 3347 dated 08.08.2007 issued by Department of Town & Country Planning, Punjab for total land measuring 185.01 acres. 5. Permission for Change of Land of Use vide memo No. 8679 dated 04.11.2008 issued by Department of Town & Country Planning, Punjab for total land measuring 19.37 acres. 6. Permission for Change of Land of Use vide memo No. 8900 dated 23.12.2010 issued by Department of Town & Country Planning, Punjab for total land measuring 18.87 acres. 7. Permission for Change of Land of Use vide memo No. 1432 dated 12.04.2012 issued by Department of Town & Country Planning, Punjab for total land measuring 24 acres. 8. Permission for Change of Land of Use vide memo No. 6984 dated 28.11.2014 issued by Department of Town &
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		Country Planning, Punjab for total land measuring 3.581 acres.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	<ol style="list-style-type: none"> 1. A copy of Forest NOC vide No. 9-PBB410/2015-CHA dated 22.01.2016 for diversion of 0.000099 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted. 2. A copy of Forest NOC vide No. 9-PBB409/2015-CHA dated 22.01.2016 for diversion of 0.0006 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted. 3. A copy of Forest NOC vide No. 9PBB403/2015-CHA dated 22.06.2016 submitted for diversion of 0.000486 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan dhool on Kharar-Banur-Tepla Road B/w KM 11-12 L/s submitted. 4. A copy of forest NOC vide No. 8210 dated 16.01.2017 for diversion of 0.010 Ha of forest land in favour of M/s EMAAR MGF Land Ltd for construction

		of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar-Banur-Tepla Road RHS submitted.			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No, clearance is not required under Wildlife Protection Act, 1972, as City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at a nearest distance of approx. 10 km and 16 km respectively from the project boundary.			
3.4	Distance of the project from the Critically Polluted Area.	Not applicable, as project location falls outside of critically polluted area. Nearest critically polluted area is Ludhiana which is approx. 80 km from our project location.			
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary.			
3.6	Green area requirement and proposed No. of trees:	Total green area: 1,76,888 sq.m No. of trees required: 32,000 trees on the basis of 1 tree per 80 sq.m of plot area			
4.	Configuration & Population				
4.1	(i) Comparison of Detailed Area from EC accorded and as per revised layout				
	S. No.	Description	EC Accorded (in acres)	Proposed (in acres)	Total After Expansion (in acres)
	1.	Total Scheme Area	2,53,0702 sq.m (625.35 acres)	22,703 sq.m (5.61 acres)	2,55,3405 sq.m (630.96 acres)

2.	Area under EWS	31.27(@ 5%)	0.94	32.21 (@ 5.1%)
3.	Area of Scheme after deduction of EWS (1-2)	2,40,4156 sq.m (594.08 acres)	18,899 sq.m (4.67 acres)	2,423,055 sq.m (598.75 acres)
4.	Reserved Area	43.89	(-) 3.8	40.09
5.	Area under Commercial and Mixed Land use	49.12	(-) 4.21	44.91
6.	Net Planned Area (1-2-4-5)	2,02,7758 sq.m (501.07 acres)	51,314 sq.m (12.68 acres)	2,07,9072 sq.m (513.75 acres)
7.	Total Residential Area	242.03 (@ 48.30%)	6.41	248.44 (@ 48.4%)
	• Area under Residential Plotted	224.11	10.25	234.36
	• Area under Residential Group Housing	17.92	(-) 3.84	14.08
8.	Area under Commercial	7.01(@ 1.40%)	3.28	10.29(@ 2.00%)
9.	Area Under Parks	42.83(@ 7.21%)	0.88	43.71(@ 7.3%)
10.	Area under Facilities	43.20(@ 7.27%)	(-) 0.2	43.00 (@ 7.18%)
11.	Area under Roads	166.0(@ 27.94%)	2.31	168.31(@ 28.11%)
(ii) Sector wise details of area after expansion				

Sect or No.	Sche me Area (in acres)	Reserv ed Area (in acres)	Area und er EWS (in acres)	Area under Residential (in acres)		Area under Commerci al (in acres)	Area und er park s (in acres)	Total Area under Facilities (in acres)	
				Group Housin g	Residenti al Plotted			Area under Facilitie s	Area und er STP, ESS & wate r work s
98	79.73	21.84	-	-	(178 no.) 12.83	0.83	6.71	10.52	0.45
99	17.94	0.37	2.42	-	(115 no.) 5.15	-	0.99	5.11	-
104	21.14	0.66	1.11	-	(180 no.) 9.62	-	1.36	-	-
105	103.73	4.50	-	14.084	(464 no.) 34.80	7.68	9.19	0.89	1.02
106	9.82	0.03	-	-	(80 no.) 5.43	-	0.94	0.51	-
108	148.96	3.63	-	-	(812 no.) 57.32	1.78	8.83	6.54	0.40
109	229.52	9.06	9.06	-	(1540 no.) 109.21	-	15.69	15.11	1.95
110	20.12	0.00	19.62	-	0.00	-	0.00	0.50	-
Total	630.96	40.09	32.21	14.084	234.36	10.29	43.71	39.18	3.82

4.2 Population details:

Description	EC Accorded	Proposed	Total (After Expansion)
Population	77,629 persons	739 persons	78,368 persons

Detailed Population Calculations total after Expansion

Sector No.	Reserved Area (in acres)	Population under reserved area @ 100 persons per acre	No. of Residential Plots	Population under plots @ 15 persons per plot	Area under Group Housing (in acres)	Population under Group Housing @ 800 flats 5 persons per flat	Area under EWS (in acres)	Population EWS @ 450 persons per acre	Total Area under Commercial & Facilities (in acres)	Population under Commercial & Facilities @ 100 persons per acre
98	21.84	2,184	178	2,670	-	-	-	-	11.8	1,180
99	0.37	37	115	1,725	-	-	2.42	1,089	5.11	511
104	0.66	66	180	2,700	-	-	1.11	500	-	-
105	4.50	450	464	6,960	14.08	4,000	-	-	9.59	959
106	0.03	3	80	1,200	-	-	-	-	0.51	51
108	3.63	363	812	12,180	-	-	-	-	8.72	872
109	9.06	906	1,540	23,100	-	-	9.06	4,077	17.06	1,706
110	0.00	-	-	-	-	-	19.62	8,829	0.5	50
Total	40.09	4,009 persons	3,369	50,535 persons		4,000 persons		14,495 persons		5,329 persons
Total-78368 persons										

5 Water

5.1 Comparison of Water Demand & Wastewater Generation Details of EC Accorded and Total (After Expansion)

Description	EC Accorded	Proposed	Total (After Expansion)
Domestic Water Demand	13,744 KLD	(-) 4,005 KLD	9,739 KLD
Wastewater generated	11,374 KLD	(-) 3,583 KLD	7,791 KLD

Based on STPs installed in the sectors, water demand and wastewater generation has been bifurcated as under:

Brief of water demand & wastewater generation

Description	Sectors 98, 99, 104, 105 & 106	Sectors 108, 109 & 110	Total
Total Water Demand	3,059 KLD	6,680 KLD	9,739 KLD
Fresh water	2,012 KLD	4,434 KLD	6,446 KLD
Wastewater Generated	2,447 KLD	5,344 KLD	7,791 KLD
STP Capacity	Existing STP of capacity 2.5 MLD + proposed STP of capacity 0.5 MLD	Existing STP of capacity 5 MLD + proposed STP of capacity 0.5 MLD	STPs of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each

5.2 (i) **Water Demand & Wastewater Generation Details for Sectors- 98, 99, 104, 105 & 106**

S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand
1.	Residential Population	20,844	@ 135 lpcd	2,814 KLD
2.	Floating Population	5,441	@ 45 lpcd	245 KLD
	Total Water Demand	3,059 KLD	Total Water Demand	3,059 KLD
Total Flushing Water Requirement @ 45 lpcd for residential pop. and @ 20 lpcd for floating Pop.				1,047 KLD
Net Fresh water requirement				3,059 – 1,047 = 2,012 KLD
Sewage generation (@ 80% of 3,059 KLD)				2,447 KLD

Capacity of proposed STP	Existing STP of 2.5 MLD capacity in Sector 105 + proposed STP of capacity 0.5 MLD			
Treated wastewater (@ 98% of 2,447 KLD)	2,398 KLD			
Horticulture demand for an area of 77,659 sq.m (or 19.19 acres)	427 KLD			
<ul style="list-style-type: none"> • Summer (@ 5.5 lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day) 	140 KLD			
	39 KLD			
(ii) Water Demand & Wastewater Generation Details for Sectors 108, 109 & 110				
S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand
1.	Residential Population	48,186	@ 135 lpcd	6,505 KLD
2.	Floating Population	3,897	@ 45 lpcd	175 KLD
	Total Water Demand	6,680 KLD	Total Water Demand	6,680 KLD
Total Flushing Water Requirement @ 45 lpcd for residential pop. & @ 20 lpcd for floating pop.				2,246 KLD
Net Fresh water requirement				6,680 – 2,246 = 4,434 KLD
Sewage generation (@ 80% of 6,680 KLD)				5,344 KLD
Capacity of proposed STP				Existing STP of 5 MLD capacity in Sector 109 + proposed STP of capacity 0.5 MLD
Treated wastewater (@ 98% of 5,344 KLD)				5,237 KLD

	Horticulture demand for an area of 99,228.92 sq.m (or 24.52 acres) <ul style="list-style-type: none"> • Summer (@ 5.5. lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day) 		546 KLD				
			179 KLD				
			50 KLD				
5.3	Source:	Borewells					
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Yes, permission has been obtained from competent authority vide permission number PWRDA/01/2022/L3/302 dated 19.01.2022, submitted.					
5.5	Utilization/Disposal of excess treated wastewater.	A copy of the request letter for issue NOC/timeline regarding laying of GMADA trunk sewer and storm line for disposal of excess treated wastewater and storm water respectively, disposal of solid waste for the integrated township namely "Mohali Hills" in Sector 98, 99, 104, 105, 106, 109 & 110, Mohali, Punjab.					
5.6	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA sewer
	1.	9,739 KLD	7,791 KLD	7,635 KLD	3,293 KLD	Summer: 973 KLD Winter: 319 KLD Monsoon: 89 KLD	Summer: 3,369 KLD Winter: 4,023 KLD Monsoon: 4,253 KLD
5.7	Rain water harvesting proposal:		166 rain water recharging pits are proposed, out of which 52 pits will be constructed by individual plot owners and remaining 114 recharge pits (with 342 boreholes) will be constructed by project proponent Presently, 24 pits have been constructed so far.				

6	Air				
6.1	Details of Air Polluting machinery:	13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) 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	Descrip tion	EC Accor ded	Propo sed	Total (After Expans ion
		Solid waste generat ion	28,75 0 kg/da y	729 kg/day	29,479 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be composted by use of composter of size 6 × 2000 and 1 × 500 kg/day. Presently, composter of 500 kg/day capacity is being used for managing biodegradable waste in Sector 105. Inert waste is being dumped to authorized dumping site. The recyclable waste is being sold to resellers.			
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 65,106 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).			

8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar street lights will be provided within the project premises.
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is given below:

S. No.	Title	Capital cost (Rs. in lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air & Noise Pollution Control (Acoustic enclosure for DG sets)	10	2
2.	Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each)	100	10
3.	Landscaping and development of green area	25	25
4.	Solid Waste Management	50	5
5.	Rain water recharging pits	75	5
6.	Environmental monitoring	3	5
Total		Rs. 263 Lakhs	Rs. 52 lakhs per annum

Mr. Shishir Lal (Head- Sustainability Excellence Centre) of M/s Emaar India Ltd. will be responsible for implementation of Additional Environmental Activities. Following activities has been proposed as per earlier EC letter:

Additional Environmental Activities (CER as per earlier EC)

S. No.	Activities	Annual expenditure	Timeline	Total expenditure in 7 years
1.	Adoption of Village Raipur Kalan			
	Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc.	Rs. 43 lakhs	7 years	Rs. 3.01 Cr
	Adoption of Village Pond & its maintenance	Rs. 20 lakhs	7 years	Rs. 1.4 Cr
2.	Installation of water coolers in common areas for general public in different places	Rs. 1.5 lakh	7 years	Rs. 10.5 lakhs
3.	Woolen Clothes & Blanket distribution & food to needy people during winters	Rs. 1 lakh	7 years	Rs. 7 lakhs

4.	Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities	Rs. 2.5 lakhs	7 years	Rs. 17.5 lakhs
5.	Tree plantation drive on World Environment Day-Cost	Rs. 1 lakh	5 years	Rs. 5 lakhs
Total amount to be spent on Additional Environmental Activities		Rs. 69 Lakhs		Rs. 4.81 Crores

The Committee perused the salient features of the application proposal and after detailed deliberations, decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same needs to be checked and revised.
2. The Project Proponent shall submit the basis of considering the population for Group Housing @800 Flats per acre.
3. The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall submit the details of the same.
4. The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4005 KLD.
5. The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked.
6. On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.
7. The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

- (i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No	ADS raised	Reply																																																		
1.	The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same needs to be checked and revised.	<p>In this regard, we wish to highlight that, as per approved layout plan 44.91 acres will be combined area under commercial and mixed land use; out of which 10.29 acres will be commercial area.</p> <p>Secondly, 43.71 acres is the area under parks and not commercial area. The said details have already been mentioned in Table 2.7 of Chapter 2 of EIA report. Also, Approved layout plan highlighting the said area as under:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>EC Accorded (in acres)</th> <th>Proposed (in acres)</th> <th>Total After Expansion (in acres)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total area of Scheme</td> <td>625.35</td> <td>5.61</td> <td>630.96</td> </tr> <tr> <td>2.</td> <td>Area under EWS</td> <td>31.27(@ 5%)</td> <td>0.94</td> <td>32.21 (@ 5.1%)</td> </tr> <tr> <td>3.</td> <td>Area of Scheme after deduction EWS (1-2)</td> <td>594.08</td> <td>4.67</td> <td>598.75</td> </tr> <tr> <td>4.</td> <td>Reserved Area</td> <td>43.89</td> <td>(-) 3.8</td> <td>40.09</td> </tr> <tr> <td>5.</td> <td>Area under Commercial and Mixed Land use</td> <td>49.12</td> <td>(-) 4.21</td> <td>44.91</td> </tr> <tr> <td>6.</td> <td>Net Planned Area (1-2-4-5)</td> <td>501.07</td> <td>12.68</td> <td>513.75</td> </tr> <tr> <td>7.</td> <td>Total Residential Area</td> <td>242.03</td> <td>6.41</td> <td>248.44</td> </tr> <tr> <td>8.</td> <td>Area under Commercial</td> <td>7.01</td> <td>3.28</td> <td>10.29</td> </tr> <tr> <td>9.</td> <td>Area Under Parks</td> <td>42.83</td> <td>0.88</td> <td>43.71</td> </tr> </tbody> </table>	S. No.	Description	EC Accorded (in acres)	Proposed (in acres)	Total After Expansion (in acres)	1.	Total area of Scheme	625.35	5.61	630.96	2.	Area under EWS	31.27(@ 5%)	0.94	32.21 (@ 5.1%)	3.	Area of Scheme after deduction EWS (1-2)	594.08	4.67	598.75	4.	Reserved Area	43.89	(-) 3.8	40.09	5.	Area under Commercial and Mixed Land use	49.12	(-) 4.21	44.91	6.	Net Planned Area (1-2-4-5)	501.07	12.68	513.75	7.	Total Residential Area	242.03	6.41	248.44	8.	Area under Commercial	7.01	3.28	10.29	9.	Area Under Parks	42.83	0.88	43.71
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2.	The Project Proponent shall submit the basis of considering the population for Group Housing @ 800 Flats per acre.	<p>In this regard, we wish to highlight that 14.084 acres of land has been allocated for Group Housing in the name of "The Views" having 800 No. of flats. Separate layout plan has been approved for Group Housing site mentioning Flats details and is submitted.</p> <p>Further, population of the Group Housing has been calculated on the basis of 5 persons per flat, which comes out to be $800 \times 5 = 4,000$ persons.</p>																																																		

		NO OF APARTMENT								
FLOOR	BLOCK									
	G	H	K	J	F	L	B			
GROUND	10	8	10	6	8	12	8			
FIRST	10	8	10	6	8	12	8			
SECOND	12	12	12	8	8	12	8			
THIRD	12	12	12	8	8	12	8			
FOURTH	12	12	12	8	8	12	8			
FIFTH	12	12	12	8	8	12	8			
SIXTH	12	12	12	8	8	12	8			
SEVENTH	12	12	12	8	8	12	8			
EIGHTH	4	12	4	6	8	10	8			
NINTH	4	12	4	4	8	8	8			
TENTH	4	12	4	4	8	6	8			
ELEVENTH	4	12	4	4	8	6	8			
TWELFTH & THIRTEENTH	4	12	4	4	8	6	8			
				2				4		
TOTAL	112	148	112	84	104	136	104			
GRAND TOTAL	696							104		
	APPROVED							ADDITIONAL		
TOTAL								800		

3.	The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall submit the details of the same.	<p>Population of the entire Integrated Township project has been recalculated considering every component as well as floating population. Revised population details is submitted.</p> <p>Residential Population of the project includes Residential Plots, Group Housing & EWS = 69,030 persons Floating Population (10% of Residential Pop. + Reserved areas + Commercial & Facilities) = 6,903 + 4,009 + 4,947 = 15,859 persons Total estimated population after expansion will be about 84,889 Persons</p>																																																																																																																																		
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4.	The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4,005 KLD.	Water requirement of the project for earlier EC granted in the year 2020 was calculated @ 200 lpcd for residential population and @ 45 lpcd for floating population.																																																																																																																																		

		<p>Now, for the expansion proposal, the water requirement of the project has been recalculated @ 135 lpcd for residential population and @ 45 lpcd for floating population, considering the NBC Norms. Thus, there will be overall reduction of 3,711 KLD of water requirement w.r.t earlier EC accorded 2020. Although, there will be slight increase in population.</p> <p>Component wise water requirement of the project w.r.t earlier EC granted in the year 2020 and expansion proposal is submitted.</p> <table border="1" data-bbox="630 520 1398 632"> <thead> <tr> <th>Description</th> <th>EC Accorded (KLD)</th> <th>Proposed (KLD)</th> <th>Total (After Expansion) (KLD)</th> </tr> </thead> <tbody> <tr> <td>Total Water Demand</td> <td>13,744</td> <td>(-) 3,711</td> <td>10,033</td> </tr> <tr> <td>Flushing Water Demand</td> <td>3,160</td> <td>263</td> <td>3,423</td> </tr> <tr> <td>Fresh Water Demand</td> <td>10,584</td> <td>(-) 3,974</td> <td>6,610</td> </tr> </tbody> </table>	Description	EC Accorded (KLD)	Proposed (KLD)	Total (After Expansion) (KLD)	Total Water Demand	13,744	(-) 3,711	10,033	Flushing Water Demand	3,160	263	3,423	Fresh Water Demand	10,584	(-) 3,974	6,610
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5.	<p>The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked.</p>	<p>About 30,784 kg/day (@ 0.4 kg/capita/day for residential pop. and @ 0.2 kg/capita/day for floating pop.) of solid waste will be generated after full occupancy. Solid waste is being duly segregated into biodegradable and non-biodegradable components. Separate area has been earmarked for management of solid waste.</p> <p>Presently, the biodegradable waste is being managed through 2 Mechanical Composters of capacity 500 kg each installed in Sector 105 and Sector 108, considering the current occupancy load. Photographs of the same is submitted and PO of the same is submitted.</p> <p>Recyclable waste is being sold to resellers. Inert waste is being dumped to dumping site. Agreement has been done with M/s Shri Govind Enterprises for collection and disposal of inert waste; copy of the agreement is submitted.</p> <p>In future, there will be planning to provide 2 Centralized Material Recovery Facility (MRF) of total capacity 13 MTD (One MRF plant of capacity 6 MTD & other 7 MTD) in place of Mechanical Composters. Details proposal for solid waste management mentioning the quantity of solid waste generation, its categorization based on nature, flow chart, disposal and technical specification of Centralized Material Recovery Facility (MRF) is submitted. Separate layout plan of Centralized Material Recovery Facility (MRF) section is submitted. Approved layout plan showing location of proposed Centralized Material Recovery Facility in Sectors 98 & 109 is submitted.</p>																

		Rs. 2 Crores has been allocated for Solid waste management and Rs. 15 lakhs as recurring charges per annum under Environment Management Plan. Revised EMP showing the same is submitted.										
6.	On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.	<p>Adequacy report for STP of capacity 5 MLD is being done by independent expert Dr. R.P Jangid (Retd. Superintending Engineer, RUIDP, M.Tech, Ph. D) and 2.5 MLD by M/s Eco Laboratories & Consultant Pvt. Ltd. and copy of reports is submitted.</p> <p>Further, testing of STP inlet and outlet is being conducted by Vardan Enviro Lab (NABL Accredited Laboratory) and copy of the test reports is submitted.</p>										
7.	The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.	<p>Year wise breakup of expenditure done on Environment Management Plan (EMP) is given below:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>Expenditure done (Rs. in Crores)</td> <td>13.29</td> <td>1.77</td> <td>1.83</td> <td>3.35</td> </tr> </tbody> </table> <p>Total Rs. 4.81 Crores has been allocated under Corporate Environment Responsibility (CER) in time period of 7 years. Thus, approx. Rs. 2.07 Crores is to be spent till 31st March, 2023 on CER activities. Out of which, Rs. 1.38 Crores has been spent on various CER activities till 31st March, 2023.</p> <p>Following activities has been under taken under Corporate Environment Responsibility (CER):</p> <ul style="list-style-type: none"> • Rs. 86 lakhs have been spent so far on construction of Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc. in Village Raipur Kalan. <i>(Presently, the work for trunk sewer has been put on hold. As, septic tank exists in each individual house, hence sewage for treatment is not available)</i> • Rs. 40 lakhs have been spent on maintenance of Village Raipur Kalan pond so far. <i>(But, GMDA has constructed dividing road between Sector 108 & 109. Thus, the pond is coming within the sector road demarcation, hence will have to levelled for continuity of Sector Road)</i> • Rs. 3 lakhs have been spent on installation of water coolers in common areas for general public in different places. • Rs. 2 lakhs have been spent on distribution of woolen clothes, blanket and food to needy people. 	Year	2020	2021	2022	2023	Expenditure done (Rs. in Crores)	13.29	1.77	1.83	3.35
Year	2020	2021	2022	2023								
Expenditure done (Rs. in Crores)	13.29	1.77	1.83	3.35								

		<ul style="list-style-type: none"> • Rs. 5 lakhs have been spent on maintenance and providing necessary facilities in Govt. Primary School of Village Moujpur. • Rs. 2 lakhs spent on tree plantation drive through NGO "Eco Conserve Foundation". 		
Breakup of the EMP with component wise is given below:				
Year	2020	2021	2022	2023
Expenditure Done In Rs.				
Greenbelt Development	9,563,517	10,417,161	7,600,074	5,850,005
Greenbelt Maintenance	2,707,493	3,330,273	6,158,495	7,473,729
STP Construction	18,750,000	--	--	--
O&M of STP	1,919,820	4,020,966	4,626,741	5,180,545
Construction of Recharging pits	--	--	--	15,005,545
Total Yearly Cost	13,29,40,830	1,77,68,400	1,83,85,310	3,35,09,824

The Project Proponent has submitted the revised calculation of population estimation and water demand in their presentation with details as under:

Description	EC accorded in 2020				After Expansion			
	Population	Total Water Demand (KLD)	Flushing Water Demand (KLD)	Fresh Water Demand (KLD)	Population	Total Water Demand (KLD)	Flushing Water Demand (KLD)	Fresh Water Demand (KLD)
Residential Plots	47745	9549	2149	7400	50535	6822	2274	4548
Group Housing	6653	1331	299	1032	4000	540	180	360
EWS	11727	2345	528	1817	14495	1957	652	1305
Mixed land use, Commercial and Facilities	7115	321	114	207	4947	223	99	124
Reserved Area	4389	198	70	128	4009	180	80	100
Floating Population	-	-	-	-	6903	311	138	173
Total	77629	13744	3160	10584	84889	10033	3423	6610

The same was found to be in order by the Committee.

The Project Proponent submitted the adequacy report of the existing STPs of 5 MLD capacity to take care of the waste water being generated from sector 108, 109 & 110 and 2.5 MLD STP and the same was found to be complying the prescribed discharge standards by the Committee.

The Project Proponent has estimated the total solid waste generation with proposed expansion as 30.86 TPD (consisting 40% bio-degradable waste i.e., 12.34 TPD, 45% non-biodegradable waste i.e., 13.89 TPD and 15% inert waste i.e., 4.63 TPD). Further, it was proposed to set up two centralized facilities of 6 MT & 7 MT per day respectively for the management of organic waste. The non-biodegradable waste (non-recyclable component) after segregation and the inert waste are proposed to be disposed of to the authorized site of GMADA. The Committee asked the Project Proponent to earmark the site on the layout plan for solid waste management and shall provide green belt by providing at least two rows of broad leaf trees of size not less than 6 ft. height around the SWM facility area to mitigate the odour nuisance.

The Project Proponent further apprised the Committee that as per the EC granted in 2020, 964 lacs capital cost and Rs. 43.70 lacs recurring cost has been allocated for construction phase and Rs. 131 lacs capital cost and Rs. 21 lacs recurring cost has been allocated during operation phase. Further, an expenditure of Rs. 671 lacs capital cost and Rs. 354 lacs recurring cost has already been made till 31.03.2023 with respect to the EC accorded in 2020 for the development of green area, setting up of STPs and rain water recharging pits.

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 Expansion of Integrated Township namely "Mohali Hills" at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab, subject to the following standard & Specific conditions:

Specific Condition:

1. The Project Proponent shall provide green belt by providing at least two rows of broad leaf trees of size not less than 6 feet height around the SWM facility area to mitigate odour nuisance.

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.

EMP

S. No.	Title	Capital cost (Rs. in lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air & Noise Pollution Control (Acoustic enclosure for DG sets)	10	2
2.	Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each)	100	10
3.	Landscaping and development of green area	25	25
4.	Solid Waste Management	50	5
5.	Rain water recharging pits	75	5
6.	Environmental monitoring	3	5
Total		Rs. 263 Lakhs	Rs. 52 lakhs per annum

Additional Environmental Activities:

S. No.	Activities	Annual expenditure	Timeline	Total expenditure in 7 years
1.	Adoption of Village Raipur Kalan			
	Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc.	Rs. 43 lakhs	7 years	Rs. 3.01 Cr
	Adoption of Village Pond & its maintenance	Rs. 20 lakhs	7 years	Rs. 1.4 Cr

2.	Installation of water coolers in common areas for general public in different places	Rs. 1.5 lakh	7 years	Rs. 10.5 lakhs
3.	Woolen Clothes & Blanket distribution & food to needy people during winters	Rs. 1 lakh	7 years	Rs. 7 lakhs
4.	Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities	Rs. 2.5 lakhs	7 years	Rs. 17.5 lakhs
5.	Tree plantation drive on World Environment Day-Cost	Rs. 1 lakh	5 years	Rs. 5 lakhs
Total amount to be spent on Additional Environmental Activities		Rs. 69 Lakhs		Rs. 4.81 Crores

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 273rd meeting of SEIAA held on 26.12.2023.

The meeting was attended by Mrs. Jyoti Rani, Environment Clearance- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd. who submitted written letter from the project proponent dated 25.12.2023 vide which it has requested for deferment of item due to medical emergency.

The supporting staff apprised SEIAA that on scrutinizing the proceedings of the meeting of SEAC, the following clarifications are required to be obtained from SEAC:

1. Deliberations of SEAC upon the certified compliance report of the project.
2. There has been huge decrease in project cost whereas the land area and built-up area of the project have both increased significantly. In this regard SEAC has mentioned that as per the Project Proponent, the estimated project cost has been reduced due to change in planning as earlier they were planning to construct villas themselves but this construction will now not be undertaken by the Environment Clearance. However the Project Proponent has mentioned in its proposal that they have completed structural work of 99 villas in Sector-106,108 & 109 and further the no. of plots in these sectors as per revised planning has increased from 77 to 80, 808 to 812 & 1375 to 1540 respectively. The reduced project cost submitted by the Project Proponent therefore needs to be re-examined.
3. Population and pollution load of primary school and high school which were considered by the Project Proponent at the time of obtaining Environment Clearance in 2020 have not been considered in the present expansion proposal.
4. The Project Proponent has not submitted NOC from GMADA regarding disposal of excess treated wastewater into GMADA sewer.
5. The Project Proponent was issued show cause notice for violation of the provision of the Water Act, 1974, with an opportunity of personal hearing before Chairman, Environment Clearance on 14.09.2023. The primary reason for the issue of show cause notice was that the project proponent has not made adequate arrangements for disposal of treated wastewater in the winter and monsoon seasons for the existing level of treated waste water. The Project Proponent In reply to the notice has proposed to dispose of excess treated wastewater onto land for plantation @ 3.835 acre in Sector-110 to be developed

as per Karnal Technology. However, as per Environment Clearance application filed, the Project Proponent has proposed to dispose of excess treated wastewater into GMADA sewer and no proposal for disposal onto land for plantation as per Karnal Technology has been mentioned. Moreover, in the layout plan submitted with the Environment Clearance application, the area in Sector-110 has not been reserved for plantation as per Karnal Technology.

6. The Project Proponent has not submitted any proof regarding spending of Rs. 1.38 Crore funds on CER Activities.

After detailed deliberations, SEIAA decided to remand back the case to SEAC to examine and provide clarifications in respect of the above observations. The Environment Clearance application would be further processed upon receipt of the reply from SEAC.

Deliberations during 272nd meeting of SEAC held on 08.01.2023.

The meeting was attended by the following:

- (i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee asked the Project Proponent to present the reply on the clarifications sought by SEIAA. The pointwise reply of the clarifications was presented by the Project Proponent.

A) The Project Proponent in reply of certified compliance report submitted that:

- (i) The adequacy of existing 2 STPs of 5 MLD & 2.5 MLD capacity is being conducted by NABL accredited laboratory and results were found within the permissible limits.
- (ii) Regarding the management of e-waste & plastic waste, agreement is being done with M/s Deshwal Waste Management Pvt. Ltd. which is authorized by the Central Pollution Control Board. Further, regarding the management of C & D waste, the construction waste generated from the project is being used within the project premises for internal road construction/leveling of low-lying area/re-filling etc. Further, no construction waste is being disposed outside the premises. Further, the project has been granted authorization of hazardous waste from PPCB vide certificate No. HWM/renew/SAS/2023/18164725 which is valid till 30.09.2028.
- (iii) Regarding the details of plantation, the project proponent informed that green area of 1,73,326.9 sqm (42.83 acres) has been developed within the project as per EC accorded by planting 6989 number of tree and shrubs, out of which 3692 trees have already been planted within the project. Further an amount of Rs. 13.49 crores have been spent on the development of green area till 31.03.2023. Further, Rs. 10-15 lakhs per month is being spent as recurring charges for maintenance of green belt.

- (iv) Regarding the use of roof water runoff, it was submitted that the rain water generated from the roof top area is being used to recharge the ground water through rain water recharging pits. Further, residential plots having plot area of 400 sqm or above will be responsible for provision of rain water recharging within their plot itself. As per EC accorded, total runoff generated from the project has been estimated as 9463 m³/hr for sectors 98, 99, 104, 105 and 106 and 15993 m³/hr for sectors 108, 109 & 110. Further out of 158 recharge pits as proposed in the EC, 76 rain water recharge pits have already been constructed.
 - (v) Regarding the report on ground water level of the project area, it was submitted that the project falls in Kharar Block of District SAS Nagar where the level of ground water is 20-25 meter.
 - (vi) Regarding the report on energy conservation measures, it was submitted that LED street lights and forty solar panels have been installed.
 - (vii) Regarding the installation of solar panels, it was submitted that 40 solar panels have been installed on terrace of group housing located in Sector 105 for solar water heating. Further, there is a planning to install solar lights in parks or common areas.
 - (viii) Regarding the social commitments made during public hearing, it was submitted that the public hearing is not applicable to the project. However, as per EC 2020, an amount of Rs. 4.81 crore has been allocated under CER which is to be spent in a time period of 7 years from the date of grant of EC i.e., March 2020 to March 2027. Rs. 1.72 crores has already been spent on various CER activities till 31.03.2023 against Rs. 2.07 crores.
 - (ix) Regarding the NOC from Forest Department, Fire Department, NBWL and AAI, it was submitted that no forest land is involved in the project. However, NOCs for diversion in forest land for approach road have been obtained for sector 104, 105, 106, 108 & 109. NBWL Clearance is not required in the said project. Further, fire NOC has been obtained vide letter No. 31522 dated 12.11.2021 for The Views and for Central Plaza.
- B) Regarding the decrease in project cost, the project proponent submitted that the cost of the project has been decreased by Rs. 202.86 crore due to change in planning of constructing villas. As earlier, there was planning to construct villas by the Project Proponent but later on due to market scenario, the planning was changed and construction of villas will be done by individual plot owners. Existing 99 villas have been constructed at a cost of Rs. 250 crores.
- C) Regarding the population and pollution load of primary school and high school, the Project Proponent submitted that the population and pollution load of primary school and high school has already been considered in the expansion proposal under public facilities.
- D) Regarding the NOC from GMADA for disposal of excess treated waste water, it was submitted that letter was obtained from GMADA in 2013 for discharge of excess treated waste water but the GMADA is yet to laid the sewer. Further, 4 acres of land is being reserved for Karnal Technology for disposal of excess treated waste water from the project, as per current occupancy. Further, request has been submitted to GMADA vide letter

dated 28.06.2023 regarding the status for laying the sewer by GMADA but the reply is yet to be received.

- E) Regarding providing the onto land for plantation @ 3.835 acre in sector 110 for disposal of excess treated waste water in reply to the show case notice and disposal of excess treated waste water into GMADA sewer as per expansion proposal, it was submitted that approximately 4 acres of land has been reserved under Karnal Technology in Sector 110 for disposal of excess treated waste water as per current occupancy which is otherwise area for EWS. Since the total water requirement of the project has been reduced from 13744 KLD to 10,033 KLD and the entire project may take time of 10-15 years to make it fully operational. That's why the disposal into GMADA sewer has been considered. Now the GMADA sewer has not been laid, the Project Proponent is considering the reserved areas to be developed under Karnal Technology till the GMADA sewer will be connected. Thus in sectors 98, 99, 104, 105 & 106, the maximum treated waste water shall be 894 KLD for which 7.5 acres of land has been reserved under Karnal Technology in Sector 98. Further, in sector 108, 109 & 110, the maximum treated waste water shall be 3013 KLD for which 25.20 acres of land (area for EWS site) has been reserved under Karnal Technology in sector 109 & 110.
- F) Regarding the submission of proof for spending Rs. 1.38 crores on CER activities, it was submitted that Rs. 1.72 crores has already been spent on CER activities till 31.03.2023 against Rs. 2.07 crores.

On perusal of the presentation, the Committee decided to defer the case till the receipt of the reply of below mentioned observations:

- (i) The Project Proponent shall submit the copy of the valid agreement made with M/s Deshwal Waste Management Pvt. Ltd. along with the authorization of M/s Deshwal Waste Management Pvt. Ltd. from Central Pollution Control Board and State Pollution Control Board for the management and disposal of E-waste & Plastic Waste.
- (ii) The Project Proponent shall submit the details of plantation by indicating the number of trees and shrubs to be planted as per earlier EC accorded and the plantation actually done on the site.
- (iii) The Project Proponent shall submit the CA certificate of the expenditure already made (Rs. 1.72 crore) on CER activities till 31.03.2023.
- (iv) The Project Proponent shall submit the details of total number of villas to be constructed as per earlier EC viz-a-viz the number of villas to be constructed as per the revised planning along with their cost.
- (v) The Project Proponent shall submit the details of area required under Karnal Technology within project as per current occupancy and as per expansion proposal along with their timelines and detailed calculation. The area dedicated for Karnal Technology shall also be marked on the layout plan.

Item No. 272.02: Application for Environment Clearance (Violation) under EIA Notification dated 14.09.2006 for the affordable group housing namely “Dream Heights” located opp. Toyota Car Showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab by M/s Dreamland Developers (Proposal No. SIA/PB/MIS/428306/2023).

The Project Proponent was granted Terms of Reference vide letter No. 954 dated 02.08.2023 (**violation**) under EIA Notification dated 14.09.2006 for the establishment of an affordable group housing namely “Dream Heights” located opp. Toyota Car Showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab for net plot area of 11515.71 sqm having built up area of 43,155.63 sqm.

Now, the Project Proponent has submitted final EIA/EMP report after incorporating the compliance of the Terms of Reference for obtaining Environment Clearance (**Violation**) under EIA Notification dated 14.09.2006 for the affordable group housing namely “Dream Heights” located opp. Toyota Car Showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab.

The details of the construction activities are as under:

Sr. No.	Description	Build area as per approved Blog Plan	Built up area constructed till date 15.12.2023
1.	Block A area	19911.36 sqm	1679.5 sqm
2.	Block A area	12505.95 sqm	1579.35sqm
3.	EWS Block	1461.60 sqm	Nil
4.	Basement area	6651.24 sqm	5650.82 sqm
5.	Community Centre area	273.4 sqm	Nil
6.	Commercial area	80.91 sqm	Nil
7.	Other (Balconies, Terrace, Lift area etc)	2271.17 sqm	Nil
	Total	43155.63 sqm	8909.67 sqm (20.64%)

The Project Proponent has deposited Rs. 21,578/- vide NEFT No. YESB31232938834 dated 03.05.2023 and Rs. 64,734/- UTR No. YESB33467893062 dated 12.12.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Sh. Sunil Bansal, Partner M/s DREAM LAND DEVELOPERS.

(ii) 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 proposal as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Affordable Group Housing project ' DREAM HEIGHT ' By DREAM LAND DEVELOPERS Opp. Toyota Showroom, Dabwali Road Bathinda Mr Sunil Kumar (Partner)
1.2	Proposal:	SIA/PB/MIS/428306/2023
1.3	Location of Project:	Opp. Toyota Showroom, Anoop Nagar, Dabwali Road Bathinda
1.4	Details of Land area & built-up area:	Total plot area: 11515.71m ² Built up area: 43155.63m ²
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 48.0Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of the permission letter for Change of Land Use vide memo No. PB/CLU/BTI/BATHI/2622 dated 21.04.2022 for total land area measuring 11515.71 sqm.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission letter for Change of Land Use vide memo No. PB/CLU/BTI/BATHI/2622 dated 21.04.2022 for total land area measuring 11515.71 sqm.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.3	Whether project required clearance under the	No, the Project Proponent has submitted an undertaking in the prescribed format.

	provisions of Wildlife Protection Act 1972 or not:																																																	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the Project Proponent has submitted an undertaking in the prescribed format.																																																
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 192 no. and 3098 sqm of green area																																																
4.	Configuration & Population																																																	
4.1	Area details as under:																																																	
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	Basement Area			6651.24
	Balconies/Terrace Area			2071
	Total			43155.63 m²
4.2	Population details			
	Sl. No.	Description	Criteria	Population (nos.)
	1.	Total – 344 No. (Flats 3BHK-312 EWS-32, community Centre)	3BHK@6persons per unit EWS@4 persons per unit	Flats: 312X6 = 1872 Flats: 32x4 = 128 Floating = 218 Total = 2218
5	Water			
5.1	<u>Water Demand & Wastewater Generation Details</u>			
	Sl. No.	Description	No. of Persons	Criteria for total water (lpcd)
	1.	Floating Population	218	45
		Permanent Population	2000	135
	Total			281 KLD
	<u>Water Demand, Wastewater Generation & Disposal Details</u>			
	Sl. No.	Details	Demand (KLD)	
	1.	Domestic water req.	281 KLD	
	2.	Flushing water req.	94 KLD	
	3.	Fresh Water Demand	187 KLD	
	4.	Wastewater Generation (@ 80% of total water req.)	225 KLD	
	5.	Treated wastewater generation	225 KLD	
5.2	Source:	Ground water (Borewell)		
5.3	Whether Permission obtained for abstraction/supply of the	Submitted		

	fresh water from the Competent Authority (Y/N) <i>Details thereof</i>													
5.4	Total wastewater generation:	225 KLD												
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	225 KLD of sewage will be generated from the project after full occupancy which will be treated in STP (SBR TECH) of 250 m ³ /day capacity will be installed within project.												
5.6	Treated wastewater for flushing purpose:	94 KLD												
5.8	Utilization/Disposal of excess treated wastewater.	A copy of the NOC letter dated 24.04.2023 issued by MC, Bathinda for disposal of domestic sewerage discharge into sewer.												
5.9	Cumulative Details:													
	<table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>281 KLD</td> <td>225 KLD</td> <td>225KLD</td> <td>94 KLD</td> <td>114 KLD</td> </tr> </tbody> </table>	Sl. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Into sewer	1.	281 KLD	225 KLD	225KLD	94 KLD	114 KLD	
Sl. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Into sewer									
1.	281 KLD	225 KLD	225KLD	94 KLD	114 KLD									
5.10	Rain water harvesting proposal:	3 no. rain water recharging pit will be provided.												
6	Air													
6.1	Details of Air Polluting machinery:	Two DG sets of 500 KVA capacity each will be installed for power backup for essential services such as STP, borewell, etc.												
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been 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	933 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 earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 500 kg/day. The recyclable waste will be sold to resellers. Inert waste is being dumped to authorized dumping site.												
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is 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 requirement of the project is 2500 kW which will be sourced by Punjab State Power Corporation Limited (PSPCL).	
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED. Space for Solar panels has been proposed on rooftop of buildings.	
8.3	Details of activities under environment management plan construction phase:		
	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)
	Medical Cum First Aid	1.5	0.5
	Toilets for sanitation system	2.0	0.5
	Wind breaking curtains	4.0	0.5
	Sprinklers for suppression of dust	2.0	0.5
	Sewage Treatment Plant (<i>SBR Technology with ultra filtration</i>)	--	110.0
	Solid Waste segregation & disposal	--	6.0
	Green Belt including grass coverage	--	5.0
	RWHP	--	5.0
	Smog Gun	1.0	4.0
	Total	10.5	132.0
	OPERATION PHASE		
	Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)
	1.	Sewage Treatment Plant	Rs 8.0
	2.	Solid Waste segregation & disposal	Rs 2.0
	3.	Green Belt including grass coverage	Rs 2.0
	4.	RWHP	Rs 1.0

	TOTAL	Rs 13								
ADDITIONAL ENVIRONMENTAL ACTIVITIES (1% RS Lacs)										
	ACTIVITY	BUDGET	TIME LINE							
	Providing funds for infra-structure development works and waste management works in Gaushala located at Dabwali Road Bathinda as per the request letter received from Shree Gau Seva Sadan , Dabwali Road, Bathinda.	Rs18.0 Lacs	March 2024							
	Solar Power Electrification and installation of 25KW Solar Power Plant at Shree Gau Seva Sadan , Dabwali Road, Bathinda.	Rs 30.0 Lacs	August 2025							
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"> Total project cost: Rs. 48.0 crores. Total project cost incurred so far: Rs 9.38 Crores 								
9.2	Description of violation:									
	<table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>Ownership</th> <th>Construction Status</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Affordable Group Housing Residential Project</td> <td>M/S DREAMLAND DEVELOPERS.</td> <td>About 20% construction completed. <i>(9000m² built up area already constructed having parts work of basement, GF/FF)</i></td> </tr> </tbody> </table>	Sl. No.	Description	Ownership	Construction Status	1.	Affordable Group Housing Residential Project	M/S DREAMLAND DEVELOPERS.	About 20% construction completed. <i>(9000m² built up area already constructed having parts work of basement, GF/FF)</i>	
Sl. No.	Description	Ownership	Construction Status							
1.	Affordable Group Housing Residential Project	M/S DREAMLAND DEVELOPERS.	About 20% construction completed. <i>(9000m² built up area already constructed having parts work of basement, GF/FF)</i>							
9.3	Date of commencement of the project	The construction work of the Project building was started on 10.01.2023 after getting the CLU from the competent authority.								
9.4	Date of first submission of information of such violation to SEIAA	The promoter company applied for obtaining TORs under violation from SEIAA, Punjab <i>vide proposal no. SIA/PB/INFRA2/428306/2023 dated 06.05.2023</i> for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent sub-moto informed to SEIAA, Punjab on 06.05.2023 regarding the construction of the project carried out in violation of the EIA Notification.								
9.5	No. of days of violation	204 days (10.01.2023 to 02.08.2023)								
9.6	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.00631lac/day or Rs 1.287 Lacs Non-recurring cost = Rs. 19.0 lacs								

9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 20.287 Lacs
9.8	Details of prosecution	Punjab Pollution Control Board has filed complaint vide case no. COMA/0002393/2023 dated 05-12-2023 against the project namely M/s DREAM LAND DEVELOPERS Bathinda under section-15, 16, 5 & 19 of Environment Protection Act, 1986. The next date of hearing has been fixed on 29.01.2024.
9.9	Penalty to be deposited with Punjab Pollution Control Board	In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under: <i>(Where operation of the project has not commenced, 1% of the total project cost incurred up-to the date of filing of application along with EIA/EMP report.)</i> The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint. The development work of the project was started 10.01.2023 and we have suo-moto reported to SEIAA, Punjab regarding the construction of the residential building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of Rs.938 Lakhs incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.4.69 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc in compliance to OM dated 07.07.2022 of the MOEF&CC.

The Committee was apprised about the recent order dated 2.01.2024 of Hon'ble Supreme Court of India which is reproduced as under:

"1. Issue notice 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.

Item No. 272.03: Application for amendment in Environment Clearance under EIA Notification dated 14.09.2006 for the commercial project namely “Grand Carvinal” located at Block-H, Aero City, District SAS Nagar, Punjab by M/s RGI Infra (Proposal No. SIA/PB/MIS/307327/2023).

The Project Proponent was granted Environment Clearance vide SEIAA letter No. EC23B000PB154773 dated 08.02.2023 under EIA Notification dated 14.09.2006 for establishment of commercial project namely “Grand Carvinal” located at Block-H, Aero City, District SAS Nagar, Punjab for total land area 24,296.82 (6 acres) having built up area of 93,014.047 sqm.

Now, the Project Proponent has applied for amendment in Environment Clearance under EIA Notification dated 14.09.2006 for the commercial project namely “Grand Carvinal” located at Block-H, Aero City, District SAS Nagar, Punjab. The total land area of the project is 24296.82 (6 acres) having built up decreased from 93,014.047 sqm to 92,411.305 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 submitted Form-4 & layout plan approved by Senior Town Planner vide dated 03.10.2023.

Deliberations during 272nd meeting of SEAC held on 08.01.2024

The meeting was attended by the following:

- (i) Sh. Rajesh Gupta, Partner RGI Infra.
- (ii) 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 amendment proposal. Thereafter, the Environmental Consultant presented the proposal as under:

S. No.	Description	EC accorded (in sq.m)	Changes (in sq.m)	Total (After Amendment)
1.	Plot area	24,296.82		
2.	Permissible Ground Coverage	10,937.633 (@ 45%)	(-) 4.064	10,933.569 (@ 45%)
3.	Achieved Ground Coverage	10,647.909 (@ 43.81%)	(-) 60.355	10,587.554 (@ 43.576%)
4.	Achieved FAR	51,502.291 (@ 2.12%)	(-) 2,643.914	48,858.377 (@ 2.011%)

5.	Non FAR area <ul style="list-style-type: none"> • Basement 1 • Basement 2 • Other non-FAR areas (including staircase, lifts, mumty etc.) 	41,511.756 <ul style="list-style-type: none"> • 19,662.153 • 19,662.153 • 2,187.450 	2,041.172 <ul style="list-style-type: none"> • 700.501 • (-) 375.993 • 1,716.664 	43,552.928 <ul style="list-style-type: none"> • 20,362.654 • 19,286.16 • 3,904.114
6.	Built-up Area (FAR + Non-FAR)	93,014.047	(-) 602.742	92,411.305

The details of the amendment as per Approved Layout Plan:

S. No.	Floor	EC Granted 2023			Amendment as per Approved Layout Plan		
		FAR Area (in sq.m)	Non FAR Area (in sq.m)	Builtup Area (in sq.m)	FAR Area (in sq.m)	Non FAR Area (in sq.m)	Builtup Area (in sq.m)
1.	Ground Floor	10,647.909	315.122	10,963.031	10,587.554	276.006	10,863.56
2.	Mezzanine Floor	68.755	55.134	123.889	333.198	85.296	418.494
3.	1 st Floor	10,674.792	315.122	10,989.914	10,446.378	276.006	10,722.384
4.	2 nd Floor	10,674.792	315.122	10,989.914	10,251.354	471.030	10,722.384
5.	3 rd Floor	10,674.792	315.122	10,989.914	7,905.034	641.376	8,546.41
6.	4 th Floor	4,568.625	274.683	4,843.308	4,026.361	821.250	4,847.611
7.	5 th Floor	4,192.626	274.683	4,467.309	4,014.541	798.823	4,813.364
8.	6 th Floor	-	-	-	1,293.956	326.595	1,620.552
9.	Basement 1	-	19,662.153	19,662.153	-	20,362.654	20,362.654
10.	Basement 2	-	19,662.153	19,662.153	-	19,286.16	19,286.16
11.	Mumty/Terrace	-	322.462	322.462	-	207.731	207.731
Total area		51,502.291	41,511.756	93,014.047	48,858.377	43,552.928	92,411.305

After detailed deliberations SEAC decided to forward the application to SEIAA with the recommendation to grant amendment in earlier EC granted vide letter No. EC23B000PB154773 dated 8.02.2023 under EIA Notification 14.09.2006.

Item No.272.04: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely “Florence Park” located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab by M/s Ambika Realcon Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/438206/2023).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for construction of group housing project namely Ambika city in the revenue estate of village Dhodhe majra, New Chandigarh District SAS nagar vide letter no. 2561 dated 10.06.2016. The total land area of the project was 42334.161 sq.m. having built area of 1,46,613.16 sq.m. The project was covered under category 8(a) of the schedule appended with the EIA notification dated 14.09. 2006. The project comprising of residential and commercial is in the approved Master Plan of New Chandigarh (Mullanpur) and it falls in mixed land use zone.

The project proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely “Florence Park” located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.

The land area of the project after Expansion shall be 43092.95 sq.m. and built-up area of project after Expansion shall be 163637.516. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent submitted EIA report, TOR compliance and other additional documents through online portal. The Project proponent has also deposited Rs. 4,260/- vide UTR No. PUNBH22097248652 dated 07.04.2022 and Rs. 12,770/- vide UTR No. PUNBH23206657828 dated 25.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7225 dated 18.09.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 31.08.2023 and it was observed as under:

- 1. The proposed site of the project is located at Village Dhode Majra, New Chandigarh, District SAS Nagar, during the visit no construction work was in operation.*
- 2. As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.*
- 3. As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250m from the boundary of the proposed site of the project.*

4. 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
9.	Retail Outlet (Petrol Pump)	50 m

5. The site of the project is conforming to the siting guidelines laid down by the Government of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009.”

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

- (i) Mr. Rajinder Kumar Aggarwal, CA M/s Ambika Realcon 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.	Description	Details

No.																	
1	Basic Details																
1.1	Name of Project & Project Proponent	Expansion of Group Housing Project “Florence Park” at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.															
1.2	Proposal	SIA/PB/INFRA2/438206/2023															
1.3	Location of Project	Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.															
1.4	Details of Land area & Built up area	<table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Description</th> <th>EC accorded</th> <th>Proposed</th> <th>Total after Expansion</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Site Area</td> <td><u>42,334.16</u> <u>1 sq.m.</u> (10.461 acres)</td> <td>758.78 sq.m. (0.1875 acre)</td> <td>43,092.95 sq.m. (10.6485 acres)</td> </tr> <tr> <td>2.</td> <td>Built-up Area</td> <td>1,46,613.16 sq.m</td> <td>17,024.356 sq.m</td> <td>1,63,637.516 sq.m</td> </tr> </tbody> </table>	Sl. No.	Description	EC accorded	Proposed	Total after Expansion	1.	Total Site Area	<u>42,334.16</u> <u>1 sq.m.</u> (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)	2.	Built-up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
Sl. No.		Description	EC accorded	Proposed	Total after Expansion												
1.		Total Site Area	<u>42,334.16</u> <u>1 sq.m.</u> (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)												
2.	Built-up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m													
1.5	Category under EIA notification dated 14.09.2006	8(b)															
1.6	Cost of the project	<p>Total project cost after expansion is estimated to be Rs. 398.11 Crores. Comparison details as per earlier EC accorded is given below:</p> <table border="1"> <thead> <tr> <th>Project Cost</th> <th>EC Accorded (Revised cost)</th> <th>Proposed (for Expansion)</th> <th>Total (after Expansion)</th> </tr> </thead> <tbody> <tr> <td></td> <td>*Rs. 379.61 crores (210.13 + 169.48)</td> <td>Rs. 18.50 Crores</td> <td>Rs. 398.11 Crores</td> </tr> </tbody> </table> <p><i>*Project cost as per EC letter was 210.13 crores. Revised cost estimates against the planning in earlier EC = Rs. 379.61</i></p>	Project Cost	EC Accorded (Revised cost)	Proposed (for Expansion)	Total (after Expansion)		*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores							
Project Cost	EC Accorded (Revised cost)	Proposed (for Expansion)	Total (after Expansion)														
	*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores														

		<i>crores. Rs. 355.93 crores have been spent on project till 15.03.2023.</i>
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan	Master plan showing the location of the project submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<ol style="list-style-type: none"> 1. Permission for Change of Land use for total land area measuring 10.461 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 96-CTP(PB)SP-432 dated 07.01.2016 submitted. 2. Permission for Change of Land use for total land area measuring 0.1875 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 7416-CTP(PB)SP-432M dated 03.12.2021 submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no forest land is involved in the proposed land are of 10.461 acres.
3.2	Whether the project required clearance under the provisions of Punjab	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned

	Land Preservation Act (PLPA), 1900.	that no PLPA land is involved in the proposed land are of 10.461 acres.			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	The project does not fall in eco-sensitive zone of City Bird Sanctuary as the project is located at a distance of approx. 11 km from the project location. However, Sukhna Wildlife Sanctuary is located 9.8 km from the project site for which NBWL Clearance is required. Thus, application has already filed vide proposal no. FP/PB/Others/6372/2022 dated 24.05.2022 and screenshot showing the status of the application is attached with application.			
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 82 km from our project location.			
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Project falls outside the eco-sensitive zone of City Bird Sanctuary. However, it falls inside the eco-sensitive zone of Sukhna Wildlife Sanctuary. Thus, application has already been filed for wildlife clearance for the project.			
3.6	Green area requirement and proposed No. of trees:	Total green area after expansion: 11,251.033 sq.m. No. of trees required = 728 trees Proposed trees to be planted: 735 trees.			
4.	Configuration & Population				
4.1	Configuration				
	Sl. No.	Description	EC accorded	Proposed	
				Total after Expansion	
	1.	Total Site Area	<u>42,334.161</u> <u>sq.m.</u> (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)
	2.	Components	<ul style="list-style-type: none"> • 8 Residential Towers • 1 Community Building 	<ul style="list-style-type: none"> • 1 Tower • 1 Villa • 8 commercial booths 	<ul style="list-style-type: none"> • 9 Residential Towers • 1 Villa • 8 commercial booths

			<ul style="list-style-type: none"> • 17 commercial units 	<ul style="list-style-type: none"> • 17 commercial units • 1 Community Center/ nursery school
3.	No. of Flats	893 Flats	- 181 Flats	712 Flats
4.	Built up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
5.	Green Area	10,885.50 sq.m	365.533	11,251.033 sq.m
6.	Estimated Population	4,527 Persons	-522 Persons	4,005 Persons
7.	Total Water Requirement	896 KLD	- 405 KLD	491 KLD
8.	Fresh Water Demand	695 KLD	- 370 KLD	325 KLD
9.	Wastewater Generation	717 KLD	- 317 KLD	400 KLD
10.	STP capacity	800 KLD	- 200 KLD	600 KLD (installed in 2 modules having capacity 300 KLD each)
11.	Parking provision	1,966 ECS	- 472 ECS	1,494 ECS
12.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 kg/day
13.	Rain water recharging pits	10 Pits (7 pits already constructed)		
14.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA
15.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA (Existing 2 DG sets i.e. 1010 kVA & 500 kVA)
16.	Project Cost	*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores

*Revised cost estimates against the planning in earlier EC. Project cost as per EC letter was Rs. 210.13 crores.

FAR, Non-FAR, Built-up Area & Ground Coverage

Sr. No.	Towers	No. of Floors	FAR details (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (FAR+ Non-FAR (in sq.m))	Ground Coverage (in sq.m.)
1	T1	G+14	6787.108	1,621.344	8408.452	137.811
2	T2A	G+15	9236.570	1,649.861	10886.431	685.960
3	T2B	G+15	9882.910	1720.440	11603.35	741.013
4	T3	G+15	9236.570	1649.861	10886.431	685.960
5	T4	G+18	13359.633	2134.227	15493.86	840.870
6	T5	G+18	13359.633	2134.227	15493.86	840.870
7	T6	G+18	13002.647	2373.007	15375.653	886.847
8	T7	G+18	13002.647	2373.007	15375.653	886.847
9	T8	G+18	13002.647	2373.007	15375.653	886.847
10	Villa	G+2	1128.00	120	1248	376.00
11	Guard Room	-	10	0	10	10
Total			1,02,008.365	18,148.981	1,20,157.343	6,979.025
12	Commercial-1 (8 Booths)	-	294.593	0	294.593	294.593
13	Commercial-2 units (9-17)	-	3,718.290	948.910	4667.2	941.724
14	Commercial-3	-	3,311.600	831.710	4143.31	837.620

	units (1-8)					
15	Community Center	-	1,367.027	0	1367.027	793.362
16	Toilet block	-	36.000	0	36	36
	Total Commercial		8,727.510	1,780.620	10508.13	2903.298
17	Basement (Commercial)	-	0	4,767.440	4767.44	0
18	Basement (Residential)	-	0	28,204.602	28204.602	0
	Total		1,10,735.874	52,901.644	1,63,637.516	9,882.323

The above said details are as per the approved layout plan.

4.2 Population details

Total no. of persons= 4,005 persons

Sr. No	Block type	Units	Criteria	Population in No.
1.	Residential	712 D.U.s	5 person per D.U	3560
2.	Visitors	-	@10% of residential population	356
3.	Commercial units	17	@ 2 person/unit	34
4.	Commercial Booth	8	@ 2 persons/booth	16
5.	Villa	1	5 persons per Villa	5
6.	Community Center	0.34 acre	100 persons/acre	34

5	Water						
5.1	Total fresh water requirement:		325 KLD				
5.2	Source:		Borewells + GMADA Supply				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Yes. Permission has already been obtained from PWRDA for abstraction of ground water for 695 KLD through 3 borewells vide permission no. PWRDA/02/2022/L3/311 dated 08.02.2022. However, as per revised notification of PWRDA vide no.75340/PWRDA-PWRD0GENL/37/2021-PWRDA-BR/418 dated 27 th January 2023, our project is exempted from obtaining the permission for abstraction of ground water.				
5.4	Total wastewater generation:		400 KLD				
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		Wastewater will be treated in already installed STP of 600 KLD capacity based on MBBR Technology (installed in 2 modules i.e. 2x300 KLD).				
5.6	Treated wastewater for flushing purpose:		166 KLD				
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD				
5.8	Utilization/Disposal of excess treated wastewater.		Excess treated wastewater will be utilized for construction purpose and adjoining area developed under Karnal Technology till GMADA sewer is connected.				
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be utilized for construction purpose and onto area reserved for Karnal Technology

							till GMADA Sewer is connected.	
	1.	491 KLD	393 KLD	385 KLD in Summer & Winter season and 392 KLD in rainy season	166 KLD	Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD	Summer: 157 KLD Winter: 199 KLD Monsoon: 213 KLD	
5.10	Rain water harvesting proposal:			10 no. of rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Out of which, 7 no. rain water recharging pits have been constructed presently. Services Layout Plan showing 10 rain water recharging pits is enclosed along with application.				
				Sl. No.	Description	EC accorded	Proposed	Total after Expansion
				1.	Rain water recharging pits	10 Pits (7 pits already constructed)		
6	Air							
6.1	Details of Air Polluting machinery:			After expansion, there is provision of total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA. Presently, 2 DG sets of 1010 KVA and 500 KVA has been installed for power backup.				
				Sl. No.	Description	EC accorded	Proposed	Total after Expansion
				1.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA (Existing 2 DG sets i.e. 1010 kVA & 500 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	1,514 kg/day				
		Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 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 500 & 200 kg. Out of which, one composter of 500 kg has already been installed within the project premises. 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:	Agency: Punjab State Power Corporation Limited (PSPCL).				
		Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project and approx. 7.476 KW energy will be saved.				

Also, solar panels of capacity 175 KWP are also proposed within the project premises. Thus, total 182.476 kw of energy will be saved.

8.3	Details of activities under Environment Management Plan.		
		Remaining Construction Phase	Operation Phase
	Sl. No.	Title	Capital Cost (Rs. Lakhs)
			Recurring Cost (Rs. Lakhs/Annum)
	1.	Air and Noise Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10
	2.	Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 600 KLD capacity, MBBR-UF)	10
	3.	Landscaping	5
	4.	Solid Waste Management (Installation of remaining 1 Composter of capacity 200 kg)	10
	5.	Rain water harvesting (for Construction of remaining 3 pits as out of 10 pits, 7 pits already constructed.	7
	6.	Energy Conservation measures (Solar lighting, LED fixtures, Solar Panels, etc.)	50
	7.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	5
	Total		97 Lakhs
			27 Lakhs
<p>In addition, Rs. 1.2 Crores has been reserved under CSR as per earlier EC letter; out of which, Rs. 51,75,452/- have been spent against the same. Further, as the additional project cost is 187.98 cr. (Rs. 398.11 cr. – Rs. 210.13 cr.). Thus, Rs. 1.88 Crores (@ 1% of additional project cost) will be spent under Additional Environmental Activities. Details of activities will be submitted prior to SEAC, Punjab meeting.</p>			

During meeting, the Committee observed that the Project Proponent was granted permission for discharging excess treated wastewater into sewer by GMADA vide letter no. 2063 dated 18.08.2023, wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh by GMADA for which the work is in progress. The storm sewer network is also to be laid on VR-6 road, New Chandigarh. On completion of the work, the Project Proponent would be allowed to discharge their surplus treated wastewater and rain fall runoff into these networks subject to the terms and conditions laid down by GMADA. It may take up to 3-4 years for completion of work owing to land acquisition issues. In this regard, the Project Proponent proposed to develop the land area as per Karnal Technology for utilization of the excess treated wastewater generated from the project.

The Committee perused the proposal and observed that the Project Proponent has proposed to develop the green area as per Karnal Technology outside the project boundary and lease deed executed for utilization of the land area as per Karnal Technology is valid for only five years. Furthermore, the land ownership of the said land area proposed to develop the green area as per Karnal Technology is not in the name of the Project Proponent. The Committee asked the Project Proponent to submit alternative scheme within project site for the disposal of treated waste water till the connection of project sewer with the MC Sewer. The Project Proponent agreed to the same.

Thereafter, Committee perused the construction status report of the project submitted by Punjab Pollution Control Board vide letter no. 7225 dated 18.09.2023, wherein it has been mentioned as under:

“As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.”

In this regard, the Committee asked the project proponent to submit the justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.

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

1. The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.
2. The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.
3. The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.

4. As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.
5. The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.
6. The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC Coordinator M/s Eco Paryavaran Labs & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator M/s Eco Paryavaran Labs & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the observations raised in the 260th meeting of SEAC held on 25.09.2023. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	ADS Queries	Reply
1.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.	NBWL application has already been submitted vide Proposal No. FB/PB/Others/6372/2022 for obtaining clearance under the provisions of the Wildlife Protection Act, 1972. A copy of NBWL application and screenshot showing the current status submitted.
2.	The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.	Regarding disposal of excess treated waste water, the Project Proponent informed that during rainy season, the quantity of excess treated water generated from the project shall be 220 KLD. As an alternative arrangement, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater generated from the project till GMADA sewer will be connected. Layout plan showing the areas developed under Karnal Technology submitted.

		<p>Further, Project Proponent informed that the Environmental Clearance has already been granted from SEIAA, Punjab vide Letter No. SEIAA/2561 dated 10.06.2016, in which the quantity of excess treated water discharge was 496 KLD during rainy season which will be discharged into GMADA Sewer.</p> <p>Thus, as per the revised planning, the overall quantity of excess treated water has been reduced from 496 KLD to 220 KLD. Further, recent permission has been obtained from GMADA vide Memo No. GMADA-DE (PH-2)-2023/2063 dated 18.08.2023 for discharging excess treated wastewater into GMADA sewer.</p>
3.	The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.	<p>Adequate energy efficient measures in the form of LEDs instead of CFLs are being provided in the common areas. Also, solar panels of 175 KW capacity are proposed on the roof top of the towers. Presently, overall 40.80 KW of solar panels have already been provided on roof top of the tower nos. 4, 5, 6, 7 & 8.</p> <p>Quantification of energy saved for the project is submitted. Terrace layout plan showing the solar panels is submitted.</p>
4.	As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.	<p>The Project Proponent informed that no construction activity has been carried out beyond the permissible built-up area as per earlier EC granted.</p> <p>As per EC granted, the basement area of 45,021.48 sq.m was approved and break-up of EC accorded built-up area stating the same is submitted.</p> <p>However, as per the revised planning, the basement area has been reduced from 45,021.48 sq.m to 32,972.042 sq.m.</p>
5.	The Project Proponent shall submit the details of the activities to be carried out under	Rs. 1.2 Crores has been reserved under CER as per earlier EC letter. Out of which, Rs. 61,91,350/- have been spent against the same. While, remaining amount i.e. 58 lakhs will be spent under:

	<p>the Additional Environmental Activities.</p>	<ul style="list-style-type: none"> Promoting tree plantations, tree Plantation in nearby surroundings areas. Rain water harvesting, solar street lighting system in and around the area, etc. <p>Further, as the additional project cost is Rs. 187.98 cr. (Rs. 398.11 Cr. – 210.13 Cr.). Thus, Rs. 1.88 Crores (@ 1% of additional project cost) will be spent under additional environmental activities as given below:</p> <table border="1" data-bbox="781 695 1414 1329"> <thead> <tr> <th>Activities</th> <th>Amount (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra</td> <td>60</td> </tr> <tr> <td>2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra</td> <td>68</td> </tr> <tr> <td>3. Punjab Green Funds</td> <td>20</td> </tr> <tr> <td>4. Plantation activities and maintenance in Village Dhode Majra</td> <td>40</td> </tr> <tr> <td>Total amount</td> <td>Rs. 188 lakhs</td> </tr> </tbody> </table> <p>NOC from Sarpanch of Gram Panchayat, Village Dhode Majra is submitted.</p>	Activities	Amount (in Lakhs)	1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60	2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra	68	3. Punjab Green Funds	20	4. Plantation activities and maintenance in Village Dhode Majra	40	Total amount	Rs. 188 lakhs
Activities	Amount (in Lakhs)													
1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60													
2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra	68													
3. Punjab Green Funds	20													
4. Plantation activities and maintenance in Village Dhode Majra	40													
Total amount	Rs. 188 lakhs													
6.	<p>The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.</p>	<p>Approx. 200 sq.m. has been reserved for solid waste management within the project premises. The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules, 2016 is submitted. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material,</p>												

		segregation area, location of composters, area for ready compost, etc. is submitted.
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The Committee observed that the Project Proponent has proposed to develop 2 acres of land under Karnal Technology at 4 Pockets marked as A, B, C & D in the layout plan. Out of these 4 Pockets, Pocket C falls outside the project as shown in the layout plan. Further, it was observed that the road area earmarked as per the Master Plan of SAS Nagar falls within the remaining Pockets A, B & D. Therefore, the Committee felt that the proposal of Project Proponent is not in line with the decision taken in the 13th Joint Meeting of SEIAA & SEAC. The Committee asked the Project Proponent to submit the revised scheme. After detailed deliberation the following observations were made:

1. The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13th Joint meeting of SEIAA & SEAC.
2. The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.
3. The Project Proponent shall submit the acknowledgement of the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.
4. The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.
5. The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) Mr. Harsh Bhargav, VP M/s Ambika Realcon 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 reply. Thereafter, the Environmental Consultant presented as under:

S. No.	ADS Queries	Reply
1.	The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13 th Joint meeting of SEIAA & SEAC.	As conveyed in earlier reply, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater load generated from the project till GMADA sewer will be connected. Out of which, 0.5 acre of land has been reserved in the master plan road which is a part of project land. Construction of master plan road will take time, so till then, such area can be reserved for karnal technology. Further, EC has already been granted for 10.46 acres of land and this is just an expansion of existing project on 0.1875 acre of land only that too when excess treated water discharged load has been decreased from 496 KLD to 220 KLD.
2.	The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.	It is to highlight that six monthly compliance reports for the said project are being regularly submitted to your esteemed office. Last submitted six monthly compliance report for period ending 31.03.2023 is submitted. Also, verified compliance report has also been obtained from RO, MoEF&CC against the earlier granted Environmental Clearance conditions and copy of the same has already been submitted.
3.	The Project Proponent shall submit the acknowledgement of the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.	The project does not involve any forest land. NOC has been obtained from DFO vide letter no. 9937 dated 25.02.2016 for 10.461 acres of land. Copy of NOC from Forest Department has already been submitted. While, 0.1875 acre of revenue land has been purchased. Further, as desired during SEAC, Punjab meeting, letter has been submitted to Chief Wildlife Warden regarding submission of application for obtaining Wildlife Clearance. Copy of acknowledgment is submitted.
4.	The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.	450 nos. of trees have already been planted within the project premises. Thus, only 285 no. of trees is yet to be planted within the project. Accordingly, cost of EMP for landscaping for pending tree

		plantation is already on higher side i.e. Rs. 5 lakhs as capital cost for remaining construction. While, Rs. 5 lakhs/annum have been reserved as recurring cost during operational phase of the project.												
5.	The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.	<p>The cost of proposed solar panels has been checked precisely. It has been estimated that 10 KW of solar panel will be installed on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra amounting Rs. 15 lakhs and 35 lakhs respectively. Therefore, Rs. 50 lakhs will be spent on the solar panels. While, remaining amount Rs. 18 lakhs will be spent on distribution of jute bags as well as environmental awareness activities.</p> <p>Thus, revised additional environmental activities stating break up of Rs. 1.88 Crores is given below:</p> <table border="1"> <thead> <tr> <th>Activities</th> <th>Amount (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra</td> <td>60</td> </tr> <tr> <td>2. Provision of 10 KW of solar panel on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra</td> <td>15+35 = 50</td> </tr> <tr> <td>3. Distribution of jute bags as well as environmental awareness activities</td> <td>18</td> </tr> <tr> <td>4. Punjab Green Funds</td> <td>20</td> </tr> <tr> <td>5. Plantation activities and maintenance in Village Dhode Majra</td> <td>40</td> </tr> </tbody> </table>	Activities	Amount (in Lakhs)	1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60	2. Provision of 10 KW of solar panel on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra	15+35 = 50	3. Distribution of jute bags as well as environmental awareness activities	18	4. Punjab Green Funds	20	5. Plantation activities and maintenance in Village Dhode Majra	40
Activities	Amount (in Lakhs)													
1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60													
2. Provision of 10 KW of solar panel on the roof top in Primary school and 30 KW in Sarai in the Village Dhodemajra	15+35 = 50													
3. Distribution of jute bags as well as environmental awareness activities	18													
4. Punjab Green Funds	20													
5. Plantation activities and maintenance in Village Dhode Majra	40													

		Total amount to be spent under Additional Environmental Activities	Rs. 1.88 Crores
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During meeting, the Committee observed that the Project Proponent has not submitted adequate reply of the observation raised at Point No. 1. The Project Proponent apprised the Committee about Memo No. GMADA-DE(PH-2)-2023/2063 dated 18.08.2023 issued by GMADA, wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh, the work for which is in progress. On completion of work, the Project Proponent would also be allowed to discharge surplus treated wastewater. Further, it may take 3-4 years for completion of work owing to land acquisition issues.

On perusal of the aforementioned letter, the Committee observed that as the work for laying down of sewer network for treated sewage is in progress, the Project Proponent shall obtain letter from GMADA regarding the completion of the said work.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the revised letter from the GMADA mentioning the timelines for completion of laying of sewer network for taking care of the treated sewage of the project.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	ADS Sought	Reply
1	After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the revised letter from the GMADA mentioning the timelines for completion of laying of sewer network for taking care of the treated sewage of the project.	Letter from GMADA has been obtained vide dated 31.10.2023 stating that 85% work of trunk sewer on VR-6 road has been completed and is expected to be completed in next 3-4 months. Further, connection for disposal of surplus treated sewage shall be provided after completion of the whole project in all respects.

During meeting, the Committee perused GMADA Memo No. GMADA-DE(PH-2)-2023/2954 dated 31.10.2023, wherein it was informed that *“the work of laying of trunk sewer in New Chandigarh was allotted vide letter No. 5541 dated 23.11.2021. The work is already under progress and around 85% of work has already been completed. The work of trunk sewer on VR-6 road is expected to be completed in next 3-4 months. The connection for disposal of surplus treated sewage shall be provided after completion of the whole project in all respects.”*

The Committee observed that the GMADA has not given any timeline for completion of the whole project including laying of sewerage, setting up of STP, re-use of treated waste water etc. The Committee asked the Project Proponent to submit an alternative scheme for utilization of the excess treated wastewater of the project. In this regard, the Project Proponent sought time to submit the reply. The Committee agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the alternative scheme for utilization of the excess treated wastewater of the project.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt Ltd.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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.	ADS Sought	Reply
1	After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the alternative scheme for utilization of the excess treated wastewater of the project.	<p>In reference to the disposal of excess treated water from STP, we would like to highlight that:</p> <ul style="list-style-type: none"> • Earlier EC has been granted for 10.46 acres of land and current proposal of expansion is only addition of 0.1875 acres of land. • Excess treated water load to GMADA has been decreased in comparison to EC accorded from 496 KLD to 220 KLD as earlier water demand was calculated @ 200 lpcd. Thus, overall pollution load has been reduced. • GMADA sewer line has already been laid in front of the project on VR 6 road. Further, recent letter has been obtained from GMADA vide dated 31.10.2023

		<p>stating that 85% work of trunk sewer on VR-6 road has been completed and is expected to be completed in next 3-4 months.</p> <ul style="list-style-type: none"> • As an alternative arrangement, 2 acres of land has been reserved for karnal technology. • In addition, GMADA has also allowed us to maintain 2 km of stretch on PR-4 road for horticulture purposes wherein excess treated water will also be utilized. <p>Since, the full occupancy in the project may take time period of 4 to 5 years. Thus, adequate provision for disposal of excess treated water has been proposed till GMADA sewer will be connected. However, connection for disposal of surplus treated sewage shall be provided by GMADA maximum within period of six months.</p>
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On perusal of reply submitted by the Project Proponent, the Committee asked the Project Proponent to obtain Consent from GMADA for maintaining 2 KM stretch on PR-4 road for horticulture purposes by utilizing excess treated wastewater of the project.

After detailed deliberations, SEAC decided to defer the case till the receipt of the reply of the above-mentioned observation.

Item No.272.05: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project Namely “Nivasa” located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab by M/s Aerotown Developers LLP. (Proposal No. SIA/PB/INFRA2/446375/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely “Nivasa” located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project is 1,54,800 sq.ft. (14,381 sq.m or 3.55 acres) having built-up area of 55,047.84 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 deposited Rs. 1,10,096/- vide UTR No. YESB32680646602 dated 25.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9051 dated 28.11.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 19/10/2023 and it was observed as under:

1. *The proposed site of the project is located at Village Village Ramgarh Bhuddha, Airport Road, Zirakpur, Distt. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works as site.*
3. *One School namely St. Xavier International School is located near the proposed site and on the other side there is one residential group housing project namely Affinity Greens.*
4. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100 m from the boundary of the project.*
5. *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), more than the required distance as per the siting criteria given as under:*

Sr. No.	Typed of Industrial Unit	Required distance as per sitting criteria
1.	Cement Plant/ Grinding Unit	300 m
2.	Rice Sheller / Salla Plant	500 m

3.	Stone Crushing / screening cum Washing Plant	500 m
4.	Hot Mix Plant	300 m
5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m
9.	Retail Outlet (Petrol Pump)	50 m

6. There is no river, eco-sensitive structure with 500 m boundary of the Project site.

7. The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009.”

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(iii) Mr. Ajay Jindal, Authorized Signatory M/s Aerotown Developers LLP.

(iv) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Name of the project: Proposed Group Housing project “Nivasa” by M/s Aerotown Developers LLP. Project Proponent: Mr. Aseem Jindal (Partner)
1.2	Proposal:	SIA/PB/INFRA2/446375/2023
1.3	Location of Project:	Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab.
1.4	Details of Land area & built-up area:	Land area: 14,381 sq.m Built up area: 55,047.84 sq.m

1.5	Category under EIA notification dated 14.09.2006	8(a)						
1.6	Cost of the project	Rs. 68.91 Crores						
2.	Site Suitability Characteristics							
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Zirakpur, the location of project falls within residential & mixed land use.						
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the letter No. 1807/DTP (SAS Nagar)/MP-24 dated 09.11.2023 issued by District Town Planner for land use classification for land area measuring 3.58 acre.						
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 prescribed Performa has been submitted.						
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in prescribed performa has been submitted.						
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in prescribed performa has been submitted.						
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	On perusal of the KML, it was observed that the project area is situated at the crow fly distance of 12 km from wildlife sanctuary namely Sukhna wildlife sanctuary.						
3.5	Green area requirement and proposed No. of trees:	Green area: 3,784 sq.m. No. of proposed trees: 200 trees						
4.	Configuration & Population							
4.1	Proposal & Configuration							
	<table border="1"> <thead> <tr> <th>Description</th> <th>Area (sq.ft)</th> <th>Area (sq.m)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Description	Area (sq.ft)	Area (sq.m)			
Description	Area (sq.ft)	Area (sq.m)						

Plot Area	1,54,800	14,381
Permissible Ground Coverage (@ 35%)	54,180	5,033.487
Proposed Ground Coverage (@ 13.7%)	21,228	1,972.146
Permissible FAR (@ 2.15)	3,32,820	30,919.99
Proposed FAR (@ 2.15)	3,32,820	30,919.99
Non-FAR	2,59,710	24,127.85
<ul style="list-style-type: none"> • Basement • Other areas such as mumty, service etc. 	<ul style="list-style-type: none"> • 1,12,872 • 1,46,838 	<ul style="list-style-type: none"> • 10,486.15 • 13,641.7
Total Built Up Area (FAR + Non FAR)	5,92,530	55,047.84
Green area (@ 26.30%)	40,716	3,784

Breakup of Builtup area

S. No.	Description	FAR Area (in sq.m)	Non-FAR Area (in sq.m)	Builtup Area (in sq.m)
1.	Stilt	341.4187	1,061.882	1,403.3
2.	3 BHK	18,463.46	6,796.415	25,259.87
3.	4 BHK	8,036.02	2,837.073	10,873.09
4.	Duplex	3,420.225	1,037.262	4,457.488
5.	Service Floor	--	604.0556	604.0556
6.	Mumty	--	701.6967	701.6967
7.	Club House	434.2288	334.4509	768.6798
8.	Shops (6 No.)	224.6396	--	224.6396
9.	Basement Area	--	10,486.15	10,486.15
10.	Service at GF	--	268.8614	268.8614

Total		30,919.99 sq.m	24,127.85 sq.m	55,047.84 sq.m			
<u>Details of Dwelling Units</u>							
S. No.	Types	No. of Towers	No. of Floors	No. of DU on each Floor	No. DU of Stilt Floor	Total	
1.	3 BHK	2	18	3	2	110	
2.	4 BHK	1	18	2	--	36	
3.	Duplex (4 BHK units)	1	4	2	--	8	
Total						154	
4.2	Population & water details						
<u>Populations details</u>							
S. No.	Area Type	No. of Units	Criteria	Population			
1.	Residential Populations	154	5 persons per DU	770			
2.	Shops	6	2 persons per Shop	12			
3.	Floating Populations	--	LS	100			
Total Estimated Population				882 persons			
<u>Water demand & wastewater generation calculations</u>							
S. No.	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
1.	Residential pop.	770	135	104	45	35	69
2.	Floating pop.	112	45	5	20	2	3
Total		882	-	109	-	37	72
Green area water req. for 3,784 sq.m.							

	Summer (@ 5.5 lt./m ² /day)	21					
	Winter (@ 1.8 lt./m ² /day)	7					
	Monsoon (@ 0.5 lt./m ² /day)	2					
5	Water						
5.1	Total fresh water requirement:	Fresh water requirement of the project will be 72 KLD					
5.2	Source:	Ground water (2 No. Borewells)					
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted.					
5.4	Total wastewater generation:	87 KLD of domestic wastewater will be generated from the project.					
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	87 KLD of sewage will be generated which will be treated in proposed STP of capacity 130 KLD.					
5.6	Treated wastewater for flushing purpose:	37 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 21 KLD Winter: 7 KLD Monsoon: 2 KLD					
5.8	Utilization/Disposal of excess treated wastewater.	A copy of the letter No. 3516 dated 14.09.2023 issued by Municipal Council, Zirakpur for disposal of excess treated wastewater.					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	109 KLD	87 KLD	85 KLD	37 KLD	Summer: 21 KLD Winter: 7 KLD Monsoon: 2 KLD	Summer:27 KLD Winter: 41 KLD Monsoon: 46 KLD
5.10	Rain water harvesting proposal:	4 No's Rain water recharging pits have been proposed for rain water recharge within the project premises.					

		Services layout plan showing 4 rain water recharging pits is enclosed with the application.		
6	Air			
6.1	Details of Air Polluting machinery:	3 DG sets of capacity 750 KVA each will be provided for power backup.		
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.		
7	Waste Management			
7.1	Total quantity of solid waste generation	330 kg/day of solid waste will be generated.		
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Biodegradable waste will be converted into manure using Composter of capacity 150 kg to be installed within project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.		
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.		
8	Energy Saving & EMP			
8.1	Power Consumption:	Total power demand of the project will be 2,968.5 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).		
8.2	Energy saving measures:	Also, solar panels have been proposed on the Terrace of the building. Total area covered under solar panels will be 7,718 sq.ft. (@ 34% of terrace area i.e. 22,393 sq.ft.) Solar Panels will generate 180 KWP of solar power.		
8.3	Details of activities under Environment Management Plan:			
	Description	Construction phase		Operational phase
		Capital Cost (in Lakhs)	Recurring Cost	Recurring Cost (in Lakhs/ annum)

			(in Lakhs/ annum)	
Wastewater Management (Installation of STP of capacity 130 KLD based on MBR with in- built UF)	100	2	5	
Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1	
Development of green belt and landscaping	2	-	2	
Rainwater recharging (4 pits)	10	1	3	
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5	
Solid Waste Management (Installation of composter of capacity 130 kg)	40	1	3	
Energy Conservation Measures (Provision of LED lights and solar panel)	60	1	3	
Additional Environmental Activities*	69	-	-	
Total	Rs. 292 lakhs	Rs. 7 lakhs	Rs. 22 lakhs	

*Breakup of the Additional Environmental Activities to be done as given below:

S. No.	Activities	Cost (Rs. Lakhs)
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1.	Development of Mini Forest (Nanak Bagichi) on Panchayati land in the village Ramgarh Bhudda	55
2.	Distribution of Jute Bags in the village Ramgarh Bhudda	4
3.	Amount to be given to “Greening Punjab Fund”	10
Total		Rs. 69 Lakhs

The Committee was not satisfied with the proposal submitted by the Project Proponent for utilizing the excess treated wastewater in 5 different pockets of small size and non-uniform shape, to be developed as per Karnal Technology.

The Committee asked the Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project for the disposal of excess treated waste water. Further, the Committee also asked the Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023. Further, Punjab Pollution Control Board (PPCB) also shall not issue Consent to Operate (CTO) till the project sewer is connected with the MC sewer. The Project Proponent agreed to the same.

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

1. The Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project, as a stop gap arrangement for the disposal of excess treated waste water until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur.
2. The Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Ajay Jindal, Authorized Signatory M/s Aerotown Developers LLP.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Observations	Reply
1.	<p>The Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project, as a stop gap arrangement for the disposal of excess treated wastewater until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur</p>	<p>During Monsoon season, 46 KLD of excess treated wastewater will be generated from the project which will be disposed off through Karnal Technology onto 0.39 acres of land proposed within project premises, as an alternative arrangement till MC Sewer will be connected with the project.</p> <p>Revised landscape plan showing the single patch of land (1,560 sq.m or 0.39 acres) reserved for Karnal Technology is enclosed as Annexure I.</p> <p>Further, notarized affidavit has been submitted stating that 0.39 acres of land reserved for Karnal Technology will not be used for any other purpose and will be maintained till MC Serwer will be connected and is enclosed as Annexure II.</p>
2.	<p>The Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023.</p>	<p>Since, in the proposed group housing project, the treated wastewater generated from the project during monsoon season will be 85 KLD; out of which 37 KLD will be reused for flushing by providing dual plumbing system and 2 KLD will be reused onto green area of 3,784 sq.m for horticulture purpose.</p> <p>The remaining excess treated water will be 46 KLD which will be disposed off through Karnal Technology onto 0.39 acres of land proposed within project premises, as an alternative arrangement till MC Sewer will be connected.</p> <p>Thus, possession of flats can be given/handed over, as we have made an alternative arrangement for disposal of excess treated water within the project premises only.</p> <p>In addition of above, we are hereby submitting the affidavit to ensure that 0.39 acres of land reserved for Karnal Technology will not be used for any other purpose and will be maintained till MC Serwer will be connected.</p>

The Committee observed that the Project Proponent has proposed to utilize 46 KLD of excess treated wastewater through Karnal Technology on 0.39 acres of land within the project premises, as an alternative arrangement until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur. The Project Proponent has also submitted an affidavit in this regard.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant Environment Clearance for Group Housing Project Namely "Nivasa" located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab for land area measuring 1,54,800 sq.ft. (14,381 sq.m or 3.55 acres) and built-up area of 55,047.84 sq.m 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.

Description	Construction phase		Operational phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Wastewater Management (Installation of STP of capacity 130 KLD based on MBR with in-built UF)	100	2	5
Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1

Development of green belt and landscaping	2	-	2
Rainwater recharging (4 pits)	10	1	3
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 130 kg)	40	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	60	1	3
Additional Environmental Activities*	69	-	-
Total	Rs. 292 lakhs	Rs. 7 lakhs	Rs. 22 lakhs

Additional Environmental Activities:

No.	Activities	Cost (Rs. Lakhs)
1.	Development of Mini Forest (Nanak Bagichi) on Panchayati land in the village Ramgarh Bhudda	55
2.	Distribution of Jute Bags in the village Ramgarh Bhudda	4
3.	Amount to be given to "Greening Punjab Fund"	10
Total		Rs. 69 Lakhs

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of

conditions imposed and to add additional environmental protection measures required, if any.

- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 272.06: Application for Environment Clearance for under EIA notification dated 14.09.2006 for Group Housing project namely “Noble Aurellia” at Site no. 4, Sector 88, Distt. SAS Nagar, Punjab by M/s CRA Buildtech LLP (Proposal no. SIA/PB/INFRA2/451873/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely “Noble Aurellia” Site no. 4, Sector 88, Distt. SAS Nagar, Punjab. The total land area of project is 30,686.920 sq.m. (7.583 acres) having Built-up area of 1,47,004.61 sqm. Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent deposited Fees Rs.2,94,010/- vide UTR No. HDFCR52023111053286463 dated 10.11.2023 through NEFT mode. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9892 dated 05.12.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 2/12/2023 and it was observed as under:

- 1) *The proposed site of the project is located at Villages Manak Majra, Sohana District SAS Nagar (Mohali), Punjab. The Project Proponent has earmarked its site with metal sheets and no boundary wall / fencing is provided.*
- 2) *The Project Proponent has constructed building of sale office. Foundation work of sample flats has also been completed. Huts for labour have been provided. Other than this, no development works has started at proposed site.*
- 3) *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
- 4) *As physically observed, the distance of the proposed site from the various approved existing operational industries/ units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	Types of Industrial Unit	Required distance as per sitting criteria
1.	Cement Plant/ Grinding Unit	300 m
2.	Rice Sheller / Salla Plant	500 m
3.	Stone Crushing / Screening cum Washing Plant	500 m
4.	Hot Mix Plant	300 m

5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m
9.	Retail Outlet (Petrol Pump)	50 m

5) There is eco-sensitive structure within 500 m boundary of the project site.

6) The site is complying with general siting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009.”

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Vivek Mittal, Director M/s M/s CRA Buildtech LLP.
- (ii) 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 “Noble Aurellia” by M/s CRA Buildtech LLP
1.2	Proposal:	SIA/PB/INFRA2/451873/2023
1.3	Location of Project:	Site no. 4, Sector 88, Distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Total Plot Area = 30,686.920 sq.m. (7.583 acres) Built-up area = 1,47,004.61 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 411.42 Crores

2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan.	A copy of the allotment letter Memo No. 0 dated 20.04.2023 issued by GMADA for total land area measuring 30686.93 sqm submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter Memo No. 0 dated 20.04.2023 issued by GMADA for total land area measuring 30686.93 sqm submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act, 1980 or not:	No. An undertaking in prescribed Performa has been submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. An undertaking in prescribed Performa has been submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The project area is situated at crow fly distance of approx.9.5km from the nearest sanctuary City Bird Sanctuary.

3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 73.88 km from project location.																										
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	The project area is situated at crow fly distance of approx.9.5km from the nearest sanctuary City Bird Sanctuary.																										
3.6	Green area requirement and proposed No. of trees:	Proposed Green Area (@ 28.40%) = 8,715.789 sq.m. Number of trees required @ 1 tree per 80 sq.m. of plot area=30,686.920 / 80 = 384 trees or @ 1 tree per 225sq.m. of covered area = 1,47,004.61/ 225 = 653 Trees Proposed trees to be planted = 672 trees																										
4.	Configuration & Population																											
4.1	<p>Configuration:</p> <p>The Project will comprise of 6 Residential Towers [i.e. A1 (3BHK*3) (S+31) and A2 (3BHK*3) (S+31)] and Commercial retail area (24 shops)</p> <p><u>Area Statement</u></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Total Plot Area</td> <td>30,686.920 (7.583 acres)</td> </tr> <tr> <td>Permissible Ground Coverage (@ 30%)</td> <td>9,206.076</td> </tr> <tr> <td>Proposed Ground Coverage (@10.14%)</td> <td>3,111.69</td> </tr> <tr> <td>Permissible F.A.R. (@ 300%)</td> <td>92,060.760</td> </tr> <tr> <td>Proposed F.A.R. (@191.51 %)</td> <td>58,767.46</td> </tr> <tr> <td>Basement Area</td> <td>51,572.28</td> </tr> <tr> <td> • Basement 1</td> <td>25,786.14</td> </tr> <tr> <td> • Basement 2</td> <td>25,786.14</td> </tr> <tr> <td>Non FAR including Basement</td> <td>88,237.150</td> </tr> <tr> <td>Built Up Area (FAR + Non FAR)</td> <td>1,47,004.61</td> </tr> <tr> <td>Required Green Area (@ 25%)</td> <td>7,671.73</td> </tr> <tr> <td>Proposed Green Area (@2 8.40%)</td> <td>8,715.789</td> </tr> </tbody> </table>		Description	Area (sq.m.)	Total Plot Area	30,686.920 (7.583 acres)	Permissible Ground Coverage (@ 30%)	9,206.076	Proposed Ground Coverage (@10.14%)	3,111.69	Permissible F.A.R. (@ 300%)	92,060.760	Proposed F.A.R. (@191.51 %)	58,767.46	Basement Area	51,572.28	• Basement 1	25,786.14	• Basement 2	25,786.14	Non FAR including Basement	88,237.150	Built Up Area (FAR + Non FAR)	1,47,004.61	Required Green Area (@ 25%)	7,671.73	Proposed Green Area (@2 8.40%)	8,715.789
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Component wise area details						
Description	No. of Floors	No. of Dwelling Units	Ground Coverage (in sq.m.)	FAR (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (in sq.m.)
Residential						
Tower A1 (3*3BHK)	S+31	173	1239.254	28,831.10	18,257.29	47,088.39
Tower A2 (3*3BHK)	S+31	177	1239.254	29,368.15	18,347.68	47,715.83
Retail	G	-	573.282	568.208	-	568.208
Guard Room	B	-	22.400		22.400	22.400
Site Services	G	-	37.500		37.500	37.500
Basement (2 nos.)					51,572.28	51,572.28
Total	-	350	3,111.690	58,767.46	88,237.150	147,004.61

4.2	<p>Population details</p> <p>Total estimated population will be about 1,973 persons.</p> <p>Population details</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Details</th> <th>No. of Flats</th> <th>Criteria</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential</td> <td>350 DUs</td> <td>5 persons per DU</td> <td>1,750</td> </tr> <tr> <td>2.</td> <td>Visitors</td> <td>-</td> <td>10% of residential population</td> <td>175</td> </tr> <tr> <td>3.</td> <td>Shops</td> <td>24 nos.</td> <td>2 persons per shop</td> <td>48</td> </tr> <tr> <td colspan="5" style="text-align: center;">Total Estimated Population = 1,973 Persons</td> </tr> </tbody> </table>	Sl. No.	Details	No. of Flats	Criteria	Population	1.	Residential	350 DUs	5 persons per DU	1,750	2.	Visitors	-	10% of residential population	175	3.	Shops	24 nos.	2 persons per shop	48	Total Estimated Population = 1,973 Persons				
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5	Water
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5.1	<p>Total fresh water requirement:</p> <p>Total fresh water demand: 169 KLD including make-up water requirement for swimming pool</p> <p>Water Demand & Wastewater Generation Details</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Details</th> <th>Population</th> <th>Criteria</th> <th>Water Demand (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential population</td> <td>1,750</td> <td>@ 135 lpcd</td> <td>236</td> </tr> </tbody> </table>	Sl. No.	Details	Population	Criteria	Water Demand (KLD)	1.	Residential population	1,750	@ 135 lpcd	236
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1.	Residential population	1,750	@ 135 lpcd	236							

	2.	Floating population	48	@ 45 lpcd	2
	3.	Visitors	175	@ 15 lpcd	3
	4.	Water Requirement			241 KLD
	5.	Make-up water for Swimming Pool			10 KLD
	6.	Total water requirement (4+5)			251 KLD
	7.	Wastewater Generation (@ 80% of water requirement)			193 KLD
	8.	Treated Sewage (@ 98%)			189 KLD
	9.	Flushing Water Requirement (@ 45lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)			79+1+2=82 KLD
	10.	Fresh Water Demand			251-82= 169 KLD
	11.	Green area water req. for 8,715.789 sq.m.			
		• Summer (@ 5.5 lt./m ² /day)			48 KLD
		• Winter (@ 1.8 lt./m ² /day)			16 KLD
		• Monsoon (@ 0.5 lt./m ² /day)			4 KLD
5.2	Source:		GMADA Supply		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		The water will be provided by GMADA as mentioned in allotment letter.		
5.4	Total wastewater generation:		193 KLD		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		193 KLD of sewage will be generated which will be collected and treated in proposed in house STP of 240 KLD capacity.		

5.6	Treated wastewater for flushing purpose:	82 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 48 KLD Winter: 16 KLD Monsoon: 4 KLD					
5.8	Utilization/Disposal of excess treated wastewater.	As per the allotment letter, the allottee shall be entitled for the sewer & storm water connection in the main sewer & storm network developed by GMADA.					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA Sewer.
	1.	241 KLD	193 KLD	189 KLD	82 KLD	Summer: 48 KLD Winter: 16 KLD Monsoon: 4 KLD	Summer: 59 KLD Winter: 91 KLD Monsoon: 103 KLD
5.10	Rain water harvesting proposal:	Total 8 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.					
6	Air						
6.1	Details of Air Polluting machinery:	Sl. No.	Description	Total After Expansion			
		1.	DG sets	3 DG sets of capacity 1250 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 of emissions.					
7.	Waste Management						

7.1	Total quantity of solid waste generation	745 kg/day													
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	The municipal solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area will be earmarked for segregation of solid waste. Biodegradable waste will be converted into manure using one Composter of 300 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site. STP sludge will be dried and used as manure for green area development within the project.													
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 sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.													
8.	Energy Saving & EMP														
8.1	Power Consumption:	Total power requirement for the proposed residential project will be approx. 3,200 KW. Total 3 DG sets of 1250 KVA capacity each will be installed for standby use for emergency purposes.													
8.2	Energy saving measures:	23 KW of energy will be saved by use of LEDs instead of CFLs. 65 KW of solar panel will be provided on roof top of towers.													
8.3	Details of activities under Environment Management Plan.														
		<table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost (in Lakhs per Annum)</th> <th>Recurring Cost (in Lakhs per Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (tarpaulin sheets/</td> <td>10</td> <td>2</td> <td>2</td> </tr> </tbody> </table>	S. No.	Title	Construction Phase		Operation Phase	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	1.	Air Pollution Control (tarpaulin sheets/	10	2	2
S. No.	Title	Construction Phase			Operation Phase										
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1.	Air Pollution Control (tarpaulin sheets/	10	2	2											

	barricading, water sprinklers, anti-smog guns, etc.)			
2.	Water Pollution Control (STP of Capacity 240 KLD)	90	1.5	5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	8	3	5
5.	Solid Waste Management (Composter of 300 kg)	12	1.5	3
6.	Rain water Recharging (8 pits)	12	1	3
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	70	2	5
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	3	5
Total		213 Lakhs	14.5 Lakhs	28.5 Lakhs

Additional Environmental Activities:

Sr. no.	Activities	Cost
1	Provision of 4 sets of Baler & recker (in situ/ex situ) for management of stubble burning through District Administration.	1 Crore
2.	Cleaning and rejuvenation of village pond	2 Crores
3.	Development of mini forests (Nanak Bagichi)	50 Lakhs
4.	Provision of solar panels	40 Lakhs
5.	Provision of Composter for Solid Waste Management	21 Lakhs
Total Amount under AEA		Rs. 4.11 Cr.

The Committee on perusal of PPCB report submitted vide letter No. 9892 dated 05.12.2023 observed that PPCB in their report mentioned that the Project Proponent has constructed building of sale office and foundation work of sample flats has also been completed.

The Project Proponent in view of above report of PPCB submitted that the sale office and foundation of sample flat have been constructed in the adjoining plot on the name of same promoter company. Further, no construction work has been started in the proposed project. The Committee asked the Project Proponent to obtain the clarification from PPCB in this regard. The Project Proponent agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the receipt of clarification from PPCB by the Project Proponent.

Item No.272.07: Application for Terms of Reference (Violation) under EIA Notification dated 14.09.2006 for Residential colony namely “Paris City” at Village Patti Jhutti, Tehsil & District Bathinda, Punjab by M/s Paris Infra. (Proposal No. SIA/PB/INFRA2/455693/2023).

The Project Proponent has applied for obtaining Terms of Reference (**Violation**) under EIA Notification dated 14.09.2006 for residential colony namely “Paris City” at Village Patti Jhutti, Tehsil & District Bathinda, Punjab for total land area measuring 328737 sqm (81.22 acre) having built up area of 396544. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted permission for Change of Land Use Memo No. 3962 dated 16.05.2022 for land area measuring 23.72 acres and vide second copy of permission for Change of Land Use vide Memo No. 4098 dated 06.09.2022 for total land area measuring 57.51 acres.

The Project Proponent has deposited Rs. 396544/- vide UTR No CNRBR52023110166731911 dated 01.11.2023.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Sh. Sital Singh, Environmental Consultant M/s CPTL.

The Committee was apprised about the recent order dated 2.01.2024 of Hon’ble Supreme Court of India which is reproduced as under:

“1. Issue notice 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.

Item No.272.08: Application for Terms of Reference (Violation) under EIA Notification dated 14.09.2006 for Group Housing Project namely “Shourya Green” at revenue estate of Surya Enclave, Amritsar by Pass Road, Near Trinity College, Jalandhar, Punjab by M/s Shourya Tower Pvt Ltd (Proposal No. SIA/PB/INFRA2/452501/2023).

The Project Proponent has applied for obtaining Terms of Reference (**Violation**) under EIA Notification dated 14.09.2006 for Group Housing Project namely “Shourya Green” at revenue estate of Surya Enclave, Amritsar by Pass Road, Near Trinity College, Jalandhar, Punjab for total land area of 66854.12 sqm (16.51 acre) having built up area of 142155.07 sqm. The Project Proponent is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has informed that the project between M/s Jalandhar Improvement Trust (JIT) and M/s Shourya Towers Pvt Ltd which is to be developed in 66854.12 sqm land and acquired by JIT. Further, out of 972 flats, 624 flats have been developed and 438 flats will be developed and residential area (22 towers constructed out of 35 towers).

The Project Proponent has deposited of Rs. 35,539/- vide UTR No. CMS3721180517 dated 17.11.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Varun Sharma, (AR) M/s Shourya Tower Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

The Committee was apprised about the recent order dated 2.01.2024 of Hon’ble Supreme Court of India which is reproduced as under:

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