Proceedings of 243rd meeting of State Expert Appraisal Committee (SEAC) held on 03.04.2023 at 11:00 AM in the Conference Hall no. 311, Office of DECC, 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. Parminder Singh Bhogal	Member
5.	Sh. Satish Kumar Gupta	Member
6.	Sh. Anil Kumar Gupta	Member
7.	Sh. Sunil Mittal	Member
8.	Sh. Pawan Krishan	Member (Through VC)
9.	Sh. Preet Mohinder Singh Bedi	Member (Through VC)

Item No. 01: **Confirmation of the proceedings of 242nd meeting of State Level Expert Appraisal Committee held on 20.03.2023.**

The proceedings of 242nd meeting of State Level Expert Appraisal Committee held on 20.03.2023 were prepared and circulated through email on 24.03.2023. The comment of Sh. Sunil Mittal, Member SEAC was received, which was incorporated in the proceedings of the meeting. SEAC took note of the same and confirmed the proceedings.

Item No. 02: **Action taken on the proceedings of the 242nd meeting of State Level Expert Appraisal Committee held on 20.03.2023**

The action taken on the decisions of 242nd meeting of State Level Expert Appraisal Committee held on 20.03.2023 has been completed. SEAC noted the same.

Item No. 243.01: Regarding requirement of support staff in SEIAA/SEAC, Punjab.

SEIAA vide note dated 21.03.2023 informed that as per the DECC office letter no. 1900 dated 09.12.2022, the Member Secretary, SEIAA has been authorized to take necessary action regarding recruitment of requisite manpower (scientific/technical/secretarial) in SEIAA/SEAC as per Government Rules after following the due procedure through outsource/deputation basis. The expenditure on account of above recruitment shall be met out by DECC from its sanctioned budget/SEIAA-SEAC Funds.

In compliance to the said order, SEIAA is in process of obtaining staff from PESCO. The categories of staff as desired by SEIAA is as under:

Sr. No.	***Name of Post***	***Qualification***
(a)	*Junior Environmental Engineer*	*i. At least 1st Class in three years Diploma in Civil/Environmental/ Chemical Engineering from a recognized University/ Institution preferably Degree in Civil/Environmental/ Chemical Engineering from a recognized University/Institution (English Medium)* *ii. Should have passed Punjabi of Matric or its equivalent Standard.*
(b)	*Clerk-cum-Data Entry Operator*	*i. Bachelor's Degree in First Division from a recognized University or Institute (English Medium)* *ii. Possesses at least one hundred- and twenty-hours course with hands on experience in the use of Personal Computer or Information Technology in Office Productivity applications or Desktop Publishing applications from a Government recognized institution or a reputed institution, which is ISO 9001, certified* *OR* *Possess a Computer Information Technology Course equivalent to 'O' Level certificate of Department of Electronics Accreditation of Computer Course (DOEACC) of Government of India.* *iii. Must have an English typing speed of 40 Words Per Minutes.*

		iv. Should have passed Punjabi of Matric or its equivalent Standard.
(c)	*Multi-Task-Worker*	*i. 10+2 or equivalent* *ii. Should have passed Punjabi of Matric or its equivalent Standard.*

In light of above, SEIAA requested to inform the requirement of staff for SEAC so that the same can be conveyed to PESCO and needful can be done.

Deliberations during 243rd meeting of SEAC held on 03.04.2023

The Committee discussed the matter regarding requirement of support staff for SEAC. The Committee decided that the support staff having qualification given against each be recruited for SEAC.

Sr. No.	***Name of Post***	***Qualification***
(a)	*Environmental Engineer or Assistant Environmental Engineer-1 No.*	*i. Degree in Civil/Environmental Engineering from a recognized University/ Institution preferably Master's degree in Civil/Environmental Engineering from a recognized University/Institution.* *ii. Should have passed Punjabi upto Matric level or its equivalent Standard.* *iii. Should have an experience of minimum three years in the field of environment for the post of Assistant Environmental Engineer.*
(b)	*Geologist/Assistant Geologist-1 No.*	*i. Graduation in Geology/Geo-Sciences from a recognized University/Institution.* *ii. Should have passed Punjabi upto Matric level or its equivalent Standard.* *iii. Should have an experience of minimum three years in the field of Geology/Geo-Sciences for the post of Assistant Geologist.*
(c)	*Clerk-cum-Data Entry Operator-1 No.*	*i. Should possess Bachelor's Degree with not less than 50% marks from a recognized University or Institute* *ii. Should possess Certificate of at least one hundred- and twenty-hours course with hands*

		on experience in the use of Personal Computer or Information Technology in Office Productivity applications or Desktop Publishing applications from a Government recognized institution or a reputed institution, which is ISO 9001, certified *OR* *Possess a Computer Information Technology Course equivalent to 'O' Level certificate of Department of Electronics Accreditation of Computer Course (DOEACC) of Government of India.* *iii. Must have an English typing speed of 40 Words Per Minutes.* *iv. Should have passed Punjabi upto Matric level or its equivalent Standard.*
(d)	*Multi-Task-Worker/Record Keeper-1 No.*	*i. 10+2 or equivalent* *ii. Should have passed Punjabi upto Matric level or its equivalent Standard.*

The Committee decided to forward the requirement of the aforementioned staff to SEIAA with the request to provide the same at the earliest.

Item No. 234.02: Regarding clarification regarding minimum distance to be maintained as Eco Sensitive Zone from the demarcation boundary of the Sukhna Wildlife Sanctuary.

SEIAA vide letter no. 518 dated 28.03.2023 addressed to Member Secretary, SEAC intimated as under:

"The Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden, vide letter no. 8334 dated 13.02.20223 has informed that the PCCF (HoFF), Punjab vide his letter dated 10.01.2023 requested the State Government to send the proposal to the Government of India, MoEF&CC/CEC to declare only 100 metres area of Punjab surrounding Sukhna Wildlife Sanctuary as eco sensitive zone. Further, it has been informed that until the approval of the Government of India is obtained for notifying the eco-sensitive zone of 100 metres around Sukhna Wildlife Sanctuary, as per the Hon'ble Supreme Court order dated 03.06.2022, the width of eco-sensitive zone is to be considered as 1 km.

The matter was examined by SEIAA in its 239th meeting held on 01.03.2023. SEIAA took note of the clarification sent by the Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden and also decided that the above said letter may be forwarded to SEAC for information with the advice that the same be kept in view while appraising the applications for grant of ECs to various projects involving eco-sensitive zones in the vicinity of Sukhna Wildlife Sanctuary.

In light of the decision taken by SEIAA, the clarification as given by the Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden vide letter no. 8334 dated 13.02.20223 is forwarded to SEAC so that the same can be kept in view while appraising the applications for grant of ECs to various projects involving eco-sensitive zones in the vicinity of Sukhna Wildlife Sanctuary."

Deliberations during in its 243rd meeting of SEAC held on 03.04.2023

The Committee noted the same.

Item No. 243.03-.05: Regarding applications for Environmental Clearance for carrying out mining of minor minerals (sand) by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division.

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at following mining sites.

1. Village- Aalowal, Tehsil & Distt. Rupnagar (SIA/PB/MIN/421126/2023)
2. Village- Majari Tehsil & Distt. Rupnagar (SIA/PB/MIN/421105/2023)
3. Village-Malewal; Tehsil Distt. Rupnagar (SIA/PB/MIN/421294/2023)

The Department has deposited requisite fee for obtaining Environmental Clearance for carrying out mining in the above mining sites, with details mentioned in the table. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA.

Deliberations during 243rd meeting of SEAC held on 03.04.2023.

The meeting was attended by the following:

(i) Mr. Rupinder Singh, Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division, Rupnagar.
(ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant present the cases as under:

S. No	Details as per DSR			Details of Mining			Details of other lease out area		Approval of Mining Plan	Approval under FCA or NBWL as the case may be, If applicable (attach copy)	Fee deposited in Rs. *
	Code/Location of the site	Area (ha.)	Quantity proposed (MT)	Area of the Mining Lease (ha.)	Quantity from lease area (TPA)	Whether Site falls in any cluster, if yes (code/area)	Area of the leased-out area (ha.)	Quantity Leased (MT)			
1	Village-Aalowal Tehsil and District Rupnagar	4.76	50484	4.70	28471 TPA	No	Nil	Nil	Approved by Assistant geologist, Punjab and Letter no Glg/Pb/M. P/ Aalowal/487 dated:17-02-2023	Not Applicable	Rs. 9400/- vide reference no.00116129 0233 dated: 06-03-2023
2	Village-Majari Tehsil nangal, District-Rupnagar	10.15	124438.9 TPA	4.98	38871 TPA	It is merged as one site.	Nil	Nil	Approved by Assistant geologist, Punjab and Letter no Glg/Pb/M.P/MAJA RI/307 Dated 01/-2/2023	Not Applicable	Rs. 9960/- vide reference no. CMS/001161 290230/SEIA A603 dated 06.03.2023
3	Village-Malewal, Tehsil Shri Chamkaur Sahib & District Rupnagar.	4.23	44863.31	4.74	52554	No	Nil	Nil	Approved by Assistant geologist, Punjab and Letter no Glg/Pb/M.P/Male wal/342 dated 03.02.2023	Not Applicable	Rs. 9480/- vide reference no. CMS/001161 290235 dated 06.03.2023

The Committee perused the application proposals of Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division for carrying out mining of minor minerals (sand) at the aforementioned mining sites. The Committee observed that the mandatory information required to appraise the applications are missing and there are certain short comings in the application proposals which needs to be rectified/provided.

After detailed deliberations, SEAC informed the proponent about these shortcomings in the proposal and decided to defer all the cases, till the receipt of the reply to the following observations made during the meeting.

(i) The Department shall submit the synopsis/summary in an annotated form pertaining to the following mandatory information for each of the mining sites:

a) Category of the Project as per the EIA notification dated 14.09.2006.

b) Hadbast No. of the Village

c) Khasra No. of the proposed mining site as per DSR viz a viz Khasra no. of mining site as per proposal

d) Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.

e) Longitude & Latitude of the mining site.

f) Details of cluster formation

g) Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)

h) Whether demarcation/erection of boundary pillars on the site has been done.

i) Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be.

j) Salient features of approved mining plans

k) Method of mining

l) No. of workers on the site when fully operational

m) Total water requirement for domestic and other usage and its source

n) Waste water generation and its disposal

o) Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.

p) Activities to be undertaken under EMP along with its cost.

q) Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.

(i) The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.

(ii) The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.

(iii) The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.

(iv) In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.

(v) The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts

(vi) The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:

a. *Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions either by the Project Proponent itself or through the State Forest Department.*

b. *Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (https://ppcb.punjab.gov.in /sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf) (ii) Guidelines for restoration of Water Bodies (https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20 Water%20Bodies%20by%20CPCB.pdf),and (iii)Technical Committee Report on wastewater treatment (https://ppcb.punjab.gov.in/sites/default/files/documents/ Report%20of%20Technical%20Committee%20For%20Treatment%20of%20 Wastewater %20of%20Village% 20Pond.pdf)*

c. *Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.*

d. *Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.*

e. *Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.*

f. *Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.*

g. *Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.*

h. *Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) https://decc.punjab.gov.in/ where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.*

i. *Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.*

j. *Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.*

k. *Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.*

l. *Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.*

m. *Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.*

n. *Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.*

o. *Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.*

p. *Restoration of damage to link road/village road due to mining activity.*

Item No. 243.06-07: Regarding applications for Environmental Clearance for carrying out mining of minor minerals (sand) by Executive Engineer cum District Mining Officer, drainage-cum-Mining & Geology Division, Water Resources Department, Ludhiana Division.

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Ludhiana Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at following mining sites.

1. Village- Bhukhari Khurd and DHananshu-2 Tehsil- Ludhiana East & Distt Ludhiana (SIA/PB/MIN/419779/2023).
2. Village- Talwandi Kalan Tehsil & Distt Ludhiana (SIA/PB/MIN/421219/2023)

The Department has deposited requisite fee for obtaining Environmental Clearance for carrying out mining in the above mining sites, with details mentioned in the table. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA.

Deliberations during 243rd meeting of SEAC held on 03.04.2023.
The meeting was attended by the following:

(i) Mr. Manjot, Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Ludhiana Division, Ludhiana.
(ii) Mr. Sandeep Garg, Environmental Consultant, M/s Eco Laboratories Pvt Ltd.

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

S. No	Details as per DSR			Details of Mining			Details of other lease out area		Approval of Mining Plan	Approval under FCA or NBWL as the case may be, If applicable (attach copy)	Fee deposited in Rs. *
	Code/Location of the site	Area (ha.)	Quantity proposed (MT)	Area of the Mining Lease (ha.)	Quantity from lease area (MTPA)	Whether Site falls in any cluster, if yes (code/area)	Area of the leased-out area (ha.)	Quantity Leased (MT)			
1	Village-Bhukhari Khurd and Dhananshu-2, Tehsil-Ludhiana East ,District-Ludhiana	3.81	104241.6	3.81	21767 TPA	No	Nil	Nil	Approved by Assistant geologist, Punjab and Letter no Glg/Pb/M. P/ Bhukhari khurd and dhananshu-2/339 dated:03-02-2023	Not Applicable	Rs. 7620/- vide reference no.001157342814 dated:01-03-2023
2	Village-Talwandi kalan, District Ludhiana	1.11	31168.8	1.80	13,338 TPA	No	Nil	Nil	Approved by Assistant geologist, Punjab and Letter no Glg/Pb/M.P/talwandi kalan /481 Dated 17-02-2023	Not Applicable	Rs. 3600/- vide reference no. S78290387dated 03/03/2023

The Committee perused the application proposals of Drainage-cum-Mining & Geology Division, Water Resources Department, Ludhiana Division for carrying out mining of minor minerals (sand) at the aforementioned mining sites. The Committee observed that the mandatory information required to appraise the applications are missing and there are certain short comings in the application proposals which needs to be rectified/provided.

After detailed deliberations, SEAC informed the proponent about these shortcomings in the proposal and decided to defer all the cases, till the receipt of the reply to the following observations made during the meeting.

(i) The Department shall submit the synopsis/summary in an annotated form pertaining to the following mandatory information for each of the mining sites:

a) Category of the Project as per the EIA notification dated 14.09.2006.

b) Hadbast No. of the Village

c) Khasra No. of the proposed mining site as per DSR viz a viz Khasra no. of mining site as per proposal

d) Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.

e) Longitude & Latitude of the mining site.

f) Details of cluster formation

g) Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)

h) Whether demarcation/erection of boundary pillars on the site has been done.

i) Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be.

j) Salient features of approved mining plans

k) Method of mining

l) No. of workers on the site when fully operational

m) Total water requirement for domestic and other usage and its source

n) Waste water generation and its disposal

o) Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.

p) Activities to be undertaken under EMP along with its cost.

q) Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.

(ii) The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.

(iii) The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.

(iv) The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.

(v) In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.

(vi) The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts.

(vii) The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:

a. Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions either by the Project Proponent itself or through the State Forest Department.

*b. Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (*https://ppcb.punjab.gov.in /sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-*31.03.20.pdf) (ii) Guidelines for restoration of Water Bodies (*https://ppcb.punjab.gov.in/sites/ default/files/documents/Indicative%20*Guidelines%20for%20Restoration%20of%20 Water%20Bodies%20by%20CPCB.pdf),and (iii)Technical Committee Report on wastewater treatment (*https://ppcb.punjab.gov.in/sites/default/files/documents/ *Report%20of%20Technical%20Committee%20For%20Treatment%20of%20 Wastewater %20of%20Village% 20Pond.pdf)*

c. Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.

d. *Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.*

e. *Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.*

f. *Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.*

g. *Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.*

h. *Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP)* https://decc.punjab.gov.in/ *where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.*

i. *Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.*

j. *Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.*

k. *Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.*

l. *Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.*

m. *Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.*

n. *Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.*

o. *Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.*

p. *Restoration of damage to link road/village road due to mining activity.*

Item No. 243.08: Application for amendment in Environmental Clearance for establishment of a Commercial-cum-Multiplex project namely "The Earlwood" in the revenue estate of Kharar, District SAS Nagar by M/s NK & KK Infra developers (P) Ltd., (Proposal No. SIA/PB/MIS/297371/2023).

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. SEIAA/2019/639 dated 22.08.2019 for establishment of a Commercial-cum-Multiplex project namely "The Earlwood" in the revenue estate of Kharar, District SAS Nagar. The total land area of the project is 17424 sqm having built up area of 47359 sqm.

The Project Proponent has applied for amendment in Environmental Clearance for Commercial-cum-Multiplex project namely "The Earlwood" in the revenue estate of Kharar, District SAS Nagar and submitted Form-4, layout approved by Municipal Council, Kharar and other relevant documents. The project is covered under category 8 (a) of the schedule appended with the EIA notification dated 14.09.2006.

Deliberations during 243rd meeting of SEAC held on 03.04.2023.
The meeting was attended by the following:

(i) Mr. Ashish Rana, Environmental Consultant M/s Aplinka Solutions & Technologies Pvt Ltd.
(ii) Mr. Chaman Lal, Architect, M/s NK & KK Infra developers (P) Ltd.

During meeting, the Committee asked Sh. Chaman Lal, Architect of the promoter company to submit the authorization letter allowing him to attend the meeting and present the case before the Committee, however, he could not submit the same. In this regard, Sh. Chaman Lal requested the Committee to allow him to present the case as he is serving as an Architect for the Promoter Company. The Committee agreed to the verbal request made by the Architect of promoter company.

Thereafter, the Environmental Consultant presented the details of the various environmental parameters as per the earlier Environmental Clearance granted and as per amendment proposal as under:

Sr. No.	Description	As per Environment Clearance	As per Amendment proposal	As per after amendment	Remarks
1	**Total Plot Area**	20,133.11 m^2			Same
2.	**Net Plot Area**	17,417.86 m^2			Same
2	Proposed Ground Coverage	6866.48 m^2	2188.51 m^2	9054.99 m^2	Increase

3	Proposed Green Area	1609 m^2	714 m^2	895 m^2	Decrease
4	**Built up area**	**47,359 m^2**	**-2,076.7 m^2**	**45,258.30 m^2**	Decrease
5	Estimated Population (Individuals)	5562	-1124	4438	Decrease
6	Total water requirement	103 KLD			Same
7	Fresh water requirement	41 KLD	2 KLD	43 KLD	Increase
8	Treated water requirement	62 KLD	-2 KLD	60 KLD	Decrease
9	Waste water generation	83 KLD	7 KLD	90 KLD	Increase
10	STP capacity	1 STP of total 125 KLD			Same
11	Total solid waste generated	1113 kg/day	-289 kg/Day	824 kg/Day	Decrease
12	Total Project Cost	₹61 Cr.			Same
13	Total power requirement	3,250 kW	469 kW	3,719 kW	Increase
14	DG sets	3 DG sets of 2520 kVA (2 X 1010 kVA+ 1X 500 kVA)	3480 kVA	12 DG sets of 6000 kVA (12 X 500 kVA)	Increase
15	Rainwater Harvesting System	04 RWH pits	-01 RWH pits	03 RWH pits	Decrease
16	Parking (ECS)	752	-176	576	Decrease

The Committee examined the application proposal and observed as under:

(i) The Project Proponent was granted Environmental Clearance for the total land area of 17424 sqm, however, as per the application for amendment, the total plot area as per earlier Environmental Clearance mentioned as 20,133.11 sqm and the net plot area mentioned as 17,417.86 sqm. The total land area does not match with the Environmental Clearance granted earlier. The Committee asked the Project Proponent to clarify the same but the Project Proponent could not submit any satisfactory reply in this regard.

(ii) The Project Proponent has mentioned that there shall be decrease in the built-up area, green area, estimated population, solid waste generation and parking area. However, there shall be increase in the ground coverage area, fresh water requirement, wastewater generation and power requirement. The Project Proponent has not submitted any reasons/justification for increase or decrease in the above-mentioned environmental parameters in the application proposal.

(iii) The Project Proponent has not submitted the status of six-monthly compliance report of the earlier Environmental Clearance granted to it.

(iv) The Project Proponent shall submit the layout plan for which earlier Environmental Clearance was granted and shall also superimpose the proposed layout plan on the aforesaid layout plan in different colours.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submit the reply of the above-mentioned observations.

Item No. 243.09: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely "Jubilee Westgrove" at Village Bairampur, SAS Nagar, Punjab by M/s Jubilee Joy Homes LLP (Proposal No. SIA/PB/INFRA2/405718/2022).

The Project Proponent has proposed to establish commercial project at Village Bairampur, SAS Nagar, Punjab, in the total land area of 10 acres having built up area of 65149 sqm. The Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The Project Proponent has submitted the application form and other additional documents along with processing fee amounting to Rs. 130298/- vide UTR No. N346222244421663 dated 12.12.2022, as checked & verified by the supporting staff SEIAA.

The Project Proponent has submitted the conceptual plan wherein total plot area has been mentioned as 10 acres having built up area of 65149 sq.m. The total green area shall be 2817.3 sqm. As per the conceptual plan, 500 no. of service apartments, 42 SCOs and 106 shops are proposed to be constructed.

Punjab Pollution Control Board vide letter no. 82 dated 03.01.2023 has sent the latest construction status report with details as under:

"Accordingly, the site was visited by the officer of the Board on 21/12/2022 and it was observed as under:

1. *No site development work has been started at the site. The site is located on Kharar Banur Road. The project proponent has provided demarcation of the site using tin sheds on one side. On the back side of the project site, Chandigarh Group of College, Landran have been established. Lakhnaur drain passes through some part of the project site.*
2. *The project proponent has installed one DG set of 30 KVA with canopy and inadequate stack height.*
3. *No MAH industry/cement plant/ grinding unit/ rice sheller/ saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No air polluting industry located within 100 m of the site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.*
4. *GMADA has not laid sewer in the area. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."*

1.0 Deliberations during 236th meeting of SEAC held on 09.01.2023.

The meeting was attended by the following:

(i) Sh. A.S Rathore, AGM M/s Jubilee Joy Homes LLP.

(ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the case as under: -

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Jubilee Westgrove JUBILEE JOY HOMES LLP
1.2	Proposal:	SIA/PB/MIS/122453/2019
1.3	Location of Project:	Village Bairampur, Kharar Landran Road, Mohali, District- SAS Nagar, Tehsil- Derabassi, Punjab
1.4	Details of Land area & Built up area:	Plot area = 40483.27 Built up area = 65149 sqm
1.5	Category under EIA notification dated 14.09.2006	8 (a)
1.6	Cost of the project	INR 115.92 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	The site of project falls in the mix land use zone as per the Master Plan of Mohali and the permission for change of land use (CLU) for the same is obtained vide memo no. 1733 -DTP(SAS Nagar) dated 12-09- 22 from Department of Town & Country Planning, Punjab for the total land area measuring 10 acres.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	As per above
3	**Forest, Wildlife and Green Area**	

<table>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>The Project Proponent has submitted an undertaking to the effect that no land area of the project is covered under the provisions of Forest Conservation Act 1980.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.</td><td>No, a self-declaration in this regard submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No, a self-declaration in this regard submitted.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Green Area = 2818 sqm
No. of trees proposed = 520 trees</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal & Configuration</td><td>
<table>
<tr><th>Sr. No.</th><th>Descriptions</th><th>Area in Sqm</th></tr>
<tr><td>1.</td><td>Plot area</td><td>40483.27</td></tr>
<tr><td>2.</td><td>Proposed FAR @ 2.7292 of Plot area</td><td>50206.69</td></tr>
<tr><td>3.</td><td>Non-FAR</td><td>14942.31</td></tr>
<tr><td>4.</td><td>Built up area (Non-FAR + FAR)</td><td>65149 sqm</td></tr>
</table>
The above said details area as per the application proposal & Conceptual plan.
</td></tr>
<tr><td>4.2</td><td colspan="2">Population details</td></tr>
</table>

S. No.	Description	No. of Blocks	No. of Dwelling units	No. of person per unit	Total Population
1.	Residential	1	500	1	500
2	SCO/ Shops	6	148	i. 1 person/3 sq.m for Ground floor(9783/3) i. 1 person/3 sq.m for Ground floor(13744/6)	(3261+2290) =5551 Out of which 90% (4996) shall be floating population and remaining 10% (555) shall be permanent population
Total Population =					**6051**

5 **Water**

5.1 Total water demand w.r.t Population:

S. No.	Description	No. of DUs/Area (m2)	Occupancy	Total Water Requirement (KLD)
A.	Domestic Water			
	• Residents	500	500	68
	• Shops	148	5551	555@45 lpcd=25 KLD 4996@15 lpcd=75 KLD
	Total			168 KLD
B	Wastewater generated			134 KLD
	Flushing water requirement *555 persons@20 lpcd* *4996 persons@10 lpcd*			(11 +50+23)=84 KLD

		500 persons@45 lpcd		
	C	Treated wastewater disposal		**50 KLD in the green area of 2818 sq.m however the same is not adequate**

5.2	Total fresh water requirement:	84 KLD
5.3	Source:	Ground water
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Application for obtaining permission of abstraction of 84 KLD of groundwater has been submitted with PWRDA and same is under process.
5.4	Total wastewater generation:	134 KLD
5.5	Treatment methodology: (STP capacity, technology)	STP capacity:200 KLD Technology: MBBR Technology Treated waste water: 134 KLD
5.6	Treated wastewater for flushing purpose:	84 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season: (Karnal Technology)	Summer season: 50KLD Winter season: 50 KLD Rainy season: 50KLD
5.8	Cumulative Details:	

S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement

	1.	168 KLD	134 KLD	134 KLD	84 KLD	50 KLD
	* The excess treated wastewater shall be utilized for plantation within the project site.					
5.9	Rain water harvesting proposal:	• Volume of a single Recharge pit = 3 m x 2m x 4 m = 24 KLD • No. of pits required = 12 Pits Total 12 Rain Water Harvesting pits being proposed for artificial rain water recharge within the project premises.				
6	**Air**					
6.1	Details of Air Polluting machinery:	3 No. of DG Sets of capacity 500 KVA ,240 KVA & 125 KVA shall be installed for power backup.				
6.2	Measures to be adopted to contain particulate emission/Air Pollution	The said DG sets shall 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	1310 kg/day				
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid wastes will be appropriately segregated at source by providing bins into recyclable, Bio-degradable Components, and non- biodegradable. **Bio-Degradable waste** 1. Bio-degradable waste will be subjected to composting through Organic Waste Converter and the compost will be used as manure. (600 Kg/day capacity) 2. STP sludge is proposed to be used in horticulture. 3. Horticultural Waste is proposed to be composted and used for gardening. **Recyclable waste** i. Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition. ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers. **Disposal** Recyclable &non-recyclable waste will be disposed through an authorized service provider/vendor.				
7.5	Details of management of	Used Oil generated shall be given to the authorized recyclers				

<table>
<tr><td></td><td>Hazardous Waste.</td><td></td></tr>
<tr><td>8</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>3900 kVA</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>
<table>
<tr><th>Sr. No.</th><th>DESCRIPTION</th><th>SAVINGS (kVA)</th></tr>
<tr><td>1.</td><td>Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.</td><td>60</td></tr>
<tr><td>2.</td><td>LEDs for internal lighting</td><td>810</td></tr>
<tr><td colspan="2">Total Energy Saved</td><td>870</td></tr>
<tr><td colspan="3">Total energy consumption = 3900 KW
Energy saved through various provisions = 870 kVA</td></tr>
</table>
</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan:</td><td>During construction phase Partner will be responsible and during operation phase, Partner will be responsible for implementation of the EMP.
<table>
<tr><th>COMPONENT</th><th>CAPITAL COST (INR LAKH)</th><th>RECURRING COST (INR LAKH/YR)</th></tr>
<tr><td>Sewage Treatment Plant</td><td>60.0</td><td>6.0</td></tr>
<tr><td>Rain Water Harvesting System</td><td>6.0</td><td>1.0</td></tr>
<tr><td>Solid Waste Management</td><td>15.0</td><td>8.0</td></tr>
<tr><td>Environmental Monitoring</td><td>---</td><td>12.80</td></tr>
<tr><td>Green Area/ Landscape Area</td><td>15.0</td><td>8.0</td></tr>
<tr><td>Total</td><td>96.0</td><td>35.80</td></tr>
</table>
</td></tr>
</table>

8.4	CER details	No activities under CER has been proposed as per the decision of joint meeting of SEIAA & SEAC.

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

1. The Project Proponent shall submit the NOC for access road to the project under the provision of the Forest Conservation Act, 1980.
2. The Project Proponent shall submit the revised details of the population by revising the population for studio apartments @ 2 person/studio apartment.
3. The Project Proponent shall revise the estimation of population for SCO/shops by revising the total covered area of the floors (except ground floor).
4. The Project Proponent shall submit the revised details pertaining to water balance for all three seasons and green area proposed to be developed for utilization of the treated wastewater.
5. The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:
    a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
    b) Rejuvenation of Village Ponds.
    c) Development of Infrastructure for utilization of treated effluent of STPs.
    d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
    e) Rainwater harvesting in Public Buildings.
    f) Alternatives to Single Use Plastic.
    g) Solid waste Management
    h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
    i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.
6. The Project Proponent shall earmark dedicated area on the layout plan for solid waste management.

7. The Project Proponent shall clearly mark the 572 trees to be planted and the trees to be planted for Karnal Technology in the conceptual plan.

2.0 Deliberations during 238th meeting of SEAC held on 06.02.2023.

The meeting was attended by the following:

(i) Sh. A.S Rathore, AGM M/s Jubilee Joy Homes LLP.

(ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

<table>
<tr><th>Sr. No</th><th>Observations</th><th>Reply</th></tr>
<tr><td>1</td><td>The Project Proponent shall submit the NOC for access road to the project under the provision of the Forest Conservation Act, 1980</td><td>Applied for the same. A copy of the complete set of documents submitted to DFO for obtaining permission under Forest Conservation Act 1980 submitted.</td></tr>
<tr><td>2</td><td>The Project Proponent shall submit the revised details of the population by revising the population for studio apartments @ 2 person/studio apartment

Revised calculation of population and water balance is submitted. The details are as under:
<table>
<tr><td>Commercial</td><td></td><td></td></tr>
<tr><td>Total built up area of Ground, floor is 9783 sqm</td><td>Population on the floors @1 person / 3 sqm
9783/3</td><td>3261 persons</td></tr>
<tr><td>Total built up area on rest of the floors 14144 sqm</td><td>Population on the floors @1 person / 6 sqm
14144/6</td><td>2357 persons</td></tr>
<tr><td>Total population</td><td></td><td>5618 persons</td></tr>
<tr><td colspan="2">Floating population @ 90 % of the total population</td><td>5056 Persons</td></tr>
<tr><td colspan="2">Permanent population @ 10 of the total population Approximately</td><td>562 persons</td></tr>
<tr><td>No. of permanent population</td><td>562 persons @45 lit/day</td><td>25 M^3/day</td></tr>
<tr><td>Floating population</td><td>5056
persons @15 lit/day</td><td>76 M^3/day</td></tr>
</table></td></tr>
</table>

	Total consumption of water Commercial		101 M^3/day
	Service apartments 500 No@2 person/ apartment	1000 persons @135 ltr/day	135 M^3/day
	Total Domestic water required		236 M^3/day
	Total Discharge @ 80% to STP		189 M^3/day
	Flushing Commercial Flushing service apartments	562 persons @20 lit/day 5056 persons @10 lit/day 1000 Persons@45 lit/day	11 M^3/day 51 M^3/day 45 M^3/day

3	The Project Proponent shall revise the estimation of population for SCO/shops by revising the total covered area of the floors (except ground floor).	Revised calculation of population and water balance is submitted.

4 The Project Proponent shall submit the revised details pertaining to water balance for all three seasons and green area proposed to be developed for utilization of the treated wastewater

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area of 1 acre as per karnal technology
1.	236 KLD	189 KLD	189 KLD	107 KLD	Summer: 82 KLD Winter: 82 KLD Monsoon: 82 KLD

5 The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities: a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas. b) Rejuvenation of Village Ponds. c) Development of Infrastructure for utilization of treated effluent of STPs. d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries,

Sr. No.	Activities	Cost (Rs in Lacs)	Date of completion
1.	40000 No Distribution of alternatives/ Substitute to plastic (Jute Bags/ Cloth bags	60.00	Will be started after 6 months and complete the same

<table>
<tr><td></td><td>etc. e) Rainwater harvesting in Public Buildings. f) Alternatives to Single Use Plastic. g) Solid waste Management h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP). i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC</td><td><table>
<tr><td></td><td>etc) Through PPCB</td><td></td><td>within 3 years</td></tr>
<tr><td>2.</td><td>Mechanical Composter Mohali MC</td><td>55.00</td><td>Within 2 Year</td></tr>
<tr><td></td><td>Total</td><td>115.00</td><td></td></tr>
</table></td></tr>
<tr><td>6</td><td>The Project Proponent shall earmark dedicated area on the layout plan for solid waste management</td><td>Already marked on the site plan submitted.</td></tr>
<tr><td>7</td><td>The Project Proponent shall clearly mark the 572 trees to be planted and the trees to be planted for Karnal Technology in the conceptual plan</td><td>1 acre of land for plantation as per karnal technology shall be developed for disposal of treated wastewater and 572 trees shall be provided within the project.</td></tr>
</table>

The Committee checked the status of application through Parivesh Portal for obtaining permission for access road to the project under the provisions of Forest Conservation Act 1980 and observed that the project proponent has submitted application for the same.

Further, the Committee observed that Punjab Pollution Control Board vide letter no. 82 dated 03.01.2023 has intimated that GMADA has not laid sewer in the area. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."

The Project Proponent apprised the Committee that the excess treated wastewater generated in all three seasons shall be 82 KLD, which will be discharged into the land area of 1 acre to be developed as per the Karnal Technology. The Committee observed that it is not advisable to allow Karnal Technology for such type of projects.

In view of above, the Committee decided that SEIAA may be requested to take up the matter with the concerned authorities such as Local Govt./GMADA/PPCB as to what action should be taken in such type of cases where the development authorities such as GMADA has not laid sewer in the area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage. After detailed deliberations, SEAC decided to defer the case till SEIAA give advice to deal/appraise such type of projects.

SEAC vide letter no. SEAC/DECC/2023/406 dated 15.02.2023 requested SEIAA to take up the matter with the concerned authorities such as Local Govt./GMADA/PPCB as to what action should be taken in such type of cases where the development authorities such as GMADA has

not laid sewer in the area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage.

SEIAA vide letter No. 504 dated 27.03.2023 informed that the matter was considered in the 239th meeting of SEIAA held on 01.03.2023, wherein it was decided that the case be referred back to the SEAC for re-examination and giving clear recommendations for either grant or refusal of the Environmental Clearance. The relevant portion of the extract of the proceedings of 239th meeting of SEIAA is reproduced as under:

Deliberations during 239th meeting of SEIAA held on 01.03.2023

The case was considered by SEIAA in its 239th meeting held on 01.03.2023 which was attended by the following:

(i) Sh. A.S. Rathore, AGM and Sh. Deepak Gupta, Environmental Advisor of the project proponent.
(ii) Er. S.S Matharu, Sh. Sital Singh and Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA noted that SEAC vide letter no. 406 dated 15.02.2023 has requested SEIAA to "*take up the matter with the concerned authorities such as Local Govt./GMADA/ PPCB as to what action should be taken in such type of cases where the development authorities such as GMADA have not laid sewer in the area and Karnal Technology is proposed by project Proponent as alternative mode of disposal of excess treated sewage".* In this regard, SEIAA observed that the action to be taken in such category of cases is to be determined by SEIAA after taking into consideration the recommendations of SEAC. The Local Government / GMADA /PPCB etc cannot be asked to advise the Authority constituted by the MOEF&CC regarding action to be taken in such matters since the decision in this regard is the mandate of the Authority.

SEIAA further observed that SEAC has recorded in the proceedings of its meeting that it is not advisable to allow Karnal Technology for such type of projects.

In this regard SEIAA examined the proceedings of the 13th joint meeting of SEIAA/SEAC held on 25.04.2022, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

SEIAA observed that SEAC has not recorded any deliberations undertaken by it in respect of the above-mentioned decision taken in the joint meeting of SEIAA/SEAC as per which Karnal Technology has been permitted as a means of disposal of treated wastewater subject to the condition that it is done within the project area. SEAC has also not made any alternate suggestion for disposal of the treated wastewater if Karnal Technology model is not considered to be suitable.

SEIAA further observed that as per the decision taken in the 13th Joint Meeting, conditional ECs have even recently been granted to several projects on the basis of recommendations made by SEAC in which sewer was not available or terminal STP was of inadequate capacity. In several such projects the quantity of wastewater was significantly higher than in the instant case whereas in some other projects alternate mode of disposal of the treated wastewater was not even provided.

SEIAA also noted that the project involves diversion of forest land and that SEAC has forwarded the proposal with the observation that the project proponent has applied for obtaining permission for access road to the project under the provisions of Forest Conservation Act, 1980 and that this fact had been verified from the Parivesh Portal. However, it was relevant to note that the requisite Stage 1 clearance under the FCA, 1980 has not been granted to the project by the MOEF&CC till date. In the absence of said Stage 1 clearance, EC cannot be granted to the project. SEIAA further observed that the matter was deliberated upon in the 14th joint meeting of SEIAA/SEAC held on 13.07.2022 wherein it was decided as under:

1) *As per prevalent practice, in case forest land is involved in the project or approach road of the project, the applicant be required to submit a copy of the application filed for diversion of Forest Land with the concerned DFO for Stage 1 clearance under the FCA,1980. Applications will thereafter be processed for Grant of TOR / EC. However, the final EC will not be issued till the Stage 1 approval for diversion of forest land has been granted by the MoEF&CC."*

SEIAA therefore, decided that the case be referred back to the SEAC. Being the statutory expert body, SEAC may be advised to give clear recommendations either for the grant or refusal of EC. The recommendations should be in conformity with the decisions taken in the joint meetings of SEIAA and SEAC and should be consistent in respect of cases of similar nature and facts.

Deliberations during 243rd meeting of SEAC held on 03.04.2023

The case was attended by the following:

(i) Sh. A.S. Rathore, AGM and Sh. Deepak Gupta, Environmental Advisor of the project proponent.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

During meeting, the Committee perused the SEIAA letter No. 504 dated 27.03.2023, vide which SEIAA referred back the case to SEAC for re-examination and giving clear cut recommendation for either grant or refusal of Environmental Clearance.

The Committee observed that Punjab Pollution Control Board vide letter No. 82 dated 03.01.2023 had specifically informed that GMADA has not laid down sewer in the area and the Project Proponent has not submitted any alternate scheme for the disposal of treated effluent.

The Committee further observed that the Project Proponent has proposed to utilize its excess treated wastewater in the land area of 1 acre proposed to be developed as per Karnal Technology.

The Committee also perused the decision of the 13th Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

The Committee observed that to check the effectiveness of "Karnal Technology", Sh. P.S Bhogal, Member, SEAC was asked to visit the site where Karnal Technology has been adopted on 1.75 acres of land within the project site. Sh. P.S Bhogal after visiting the site has reported that the Karnal Technology may be considered only in small and isolated projects as a stop gap arrangement for a limited duration in exceptional cases. The excess treated effluent from the project round the clock cannot be safely absorbed for irrigation of plantation since irrigation requirement is never round the clock during 365 days in a year.

In the light of above observations of SEIAA and site visit report of Member SEAC, the Committee again deliberated in detail regarding adoption of Karnal Technology in big housing projects where high density of population is expected. The Committee was unanimously of the view that Karnal Technology inside the project area should not be adopted as an alternative method for disposal of treated wastewater on long term basis. However, the same may be considered for adoption as stop gap arrangement in case the GMADA informs in writing its plan to lay down sewer pipeline in the project area and about the capacity of its STP to take the effluent load from the project. GMADA should also indicate the timelines for providing sewer line and STP etc.

The Committee further observed that SEIAA has given reference to the 14th joint meeting of SEIAA/SEAC held on 13.07.2022 and stated that the project involves diversion of forest land and that SEAC has forwarded the proposal with the observation that the project proponent has applied for obtaining permission for access road to the project under the provisions of Forest Conservation Act, 1980 and that this fact had been verified from the Parivesh Portal. However, it

was relevant to note that the requisite Stage 1 clearance under the FCA, 1980 has not been granted to the project by the MOEF&CC till date. In the absence of said Stage 1 clearance, EC cannot be granted to the project. The relevant decision of the 14th joint meeting of SEIAA/SEAC is as under:

> *As per prevalent practice, in case forest land is involved in the project or approach road of the project, the applicant be required to submit a copy of the application filed for diversion of Forest Land with the concerned DFO for Stage 1 clearance under the FCA,1980. Applications will thereafter be processed for Grant of TOR / EC. However, the final EC will not be issued till the Stage 1 approval for diversion of forest land has been granted by the MoEF&CC."*

SEAC observed that in accordance with the decision taken during the 14th Joint meeting of SEIAA and SEAC, the proposals for grant of TOR/EC can be processed after the proponent has applied for Stage-1 Clearance under Forest Conservation Act, 1980 in the cases where diversion of forest land is involved. In the spirit of this decision only, the cases have been appraised and recommended after satisfying that the proponent has applied for Stage-1 clearance under Forest Conservation Act, 1980. Since the decision to Grant EC is within the jurisdiction of SEIAA, Environmental Clearance may be issued by SEIAA only after the production of the approval of Stage-1 clearance under FCA 1980, by the project proponent.

In view of above, the Committee decided to defer the case till the Project Proponent submit the following:

(i) Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.
(ii) Documents pertaining to Stage 1 Clearance obtained under the provision of Forest Conservation Act, 1980.

Item No. 243.10: Application for Environmental Clearance for Expansion of Group Housing Project namely "Casa Espana" located at Village-Badmajra, Sector 121, Mohali, Punjab by M/s Shiwalik Site Planners Pvt. Ltd (Proposal No. SEIAA/PB/MIS/82060/2022)

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for the development of commercial project namely "ATS Casa Espana" in Sector 121, Mohali vide letter no. SEIAA/MS/2014/9014 dated 05.02.2014. The Environmental Clearance was granted for a total plot area of 101171.411 sqm (25 acres) with built up area of 194402.741 sqm.

The said Environmental Clearance was transferred in the name of M/s Shivalik site Planners Private Limited vide SEIAA letter no. SEIAA/2018/64 dated 07.01.2019 for the development of Group Housing project namely "Casa Espana" with the same plot area and built-up area as the earlier EC.

The Project Proponent was granted Terms of Reference (ToR) for carrying out expansion of the group housing project "Casa Espana" vide letter dated 07.02.2022.

The Project Proponent has applied for Environmental Clearance under EIA notification dated 14.09.2006 for development of group housing project namely "Casa Espana" in the total land area of 101171.411 sqm (25 acres) with built-up area of 3,27,021.70 sqm. The proposed expansion envisages 17 residential towers, 6 row houses, club, commercial, community centre and sports centre. The Project is covered under Category 8(b) of the schedule appended with EIA notification-2006. The Project Proponent has submitted revised layout plan approved from Chief Town Planner, Punjab, vide letter No. 7277CTP (PB) CR-15 dated 25.11.2021. As per the said layout plan the total land area of the project is 25 acres. The Project Proponent has submitted the EIA report inclusive of the compliance of the Terms of reference issued, certified compliance report issued by MoEF&CC and EIA study conducted for the project.

The project proponent submitted Form I, IA EIA report, compliance of ToRs and other additional documents through online portal. The Project Proponent has deposited Rs. 1,32,620/- for the expansion proposal vide UTR No. KKBKH22032722249 dated 01.02.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 5315 dated 05.09.2022 has sent the latest construction status report with details as under:

"It is further intimated the proposed site of the subject cited project was visited by officer of the Board on 31/08/2022 and the point wise reply of the comments sought by SEIAA from this officer relating to the propose of the subject cited [project is given as under:

Sr. No.	***Reports of point sought by SEIAA***	***Remarks***

1.	*Construction status of the proposal*	1. *The proposed site is located at village-Badmajra, Sector 121 adjoining Verka Milk Plant, Distt. S.A.S Nagar.* 2. *The GPS coordinates of the site are 30'43'59'N,76'42'06'E.* 3. *The Proposed site is situated infront of the existing project site. The project proponent has earmarked the front boundary wall if the project with flex hoardings. The project proponent has not started any construction activity at the proposed site.*
2.	*Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.*	*The following units are located within 500 m radius of the unit:* 1. *No rice sheller/ stone crusher / hot mix plant/ cement grinding unit/ brick kiln exist within 500 mtr from the proposed site.* 2. *There is no jaggery, petroleum outlet exist within 100 mtr of the site.* 3. *There is drain/ nallah/ choe namely Patiala ki Rao exist adjoining the site (i.E, within 50-100 mtr.)* 4. *There is no common bio-medical treatment facility within 500 mtr.* 5. *There is no eco sensitive area within 500 mtr.* 6. *There is no MAH industry existing within 300 mtr* 7. *There is only one air polluting unit namely M/s Verka milk Plant and air polluting source (i.e. chimmeny of Boiler) exist more than within 250 mtr from the proposed site.*
3.	*Whether the site meets with the prescribed criteria for setting up such projects.*	*The propose site is complying with the sitting guidelines frames by the Government of Punjab for such project.*

As mentioned above, the project proponent has started construction work without obtaining the environmental clearance, as such the project proponent has not comply with the Office Memorandum F.no. 22-21/2020-IA.III dated 7/07/2021 issued by MoEF&CC.

It is further intimated that the capacity of the existing terminal STP of Kharar is already short for the present domestic effluent being generated form the area and more effluent load can't be submitted any alternate scheme for the disposal of treated effluent."

1.0 Deliberations during 232nd meeting of SEAC held on 14.11.2022.

The case was considered by the following:

(i) Mr. Harmanjit Singh Malhotra, M/s Shiwalik Site Planner Private Limited.

(ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the EIA report as under:

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent	Expansion of Group Housing Project "Casa Espana" located at Village Badmajra, Sector 121, District SAS Nagar (Mohali), Punjab. Mr. Ghansham Sharma (Director)
1.2	Proposal No.	SEIAA/PB/MIS/82060/2022
1.3	Location of Project	Village- Badmajra, Sector 121, Mohali, Distt. S.A.S Nagar, Punjab
1.4	Details of Land area & Built up area	Total Plot Area = 25 acres Total Built up area = 3,27,021.70 m^2
1.5	Category under EIA notification dated 14.09.2006	The project falls under category 8(b) – "Township & Area Development Projects"; Category B1 as per EIA Notification dated 14th September, 2006 and its subsequent amendments as the total built-up area of the project after expansion will be 3,27,021.39 sq.m.
1.6	Cost of the project	Rs. 1,011.50 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan	Yes, the project falls within residential zone as per Master plan of SAS Nagar. Copy of Master plan of SAS Nagar showing the project location is enclosed along with application.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof:	Permission for Change of Land Use (CLU) has been issued by Senior Town Planner, Department of Town & Country Planning, Punjab for land

<table>
<tr><td></td><td>(CLU/building plan approval status)</td><td>measuring 25 acres vide memo no. 1654-STP(S)/SS-11(GR) dated 27.07.2012 in the name of M/s Shivalik Site Planners Private Limited. A copy of said permission submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:</td><td>No forest land is involved in the project. NOC has been issued by DFO vide letter no. 7512 dated 7.01.2013. A copy of NOC issued by DFO submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>No. Project is not covered under PLPA, 1900. NOC has been obtained from DFO vide letter no. 7512 dated 7.01.2013.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:</td><td>No. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 7 km and 15 km from the project location respectively. Thus, project falls outside eco-sensitive zone of the sanctuary. Thus, no wildlife clearance is involved in the project. Undertaking in this regard is attached along with application.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary and City Bird Sanctuary.</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 27,836.802 sq.m. Out of the total area, 17841.067 sqm (4.4 acres) has been reserved for Karnal Technology and 9995.735 sqm has been reserved for Green area.
No. of trees required = 1265 trees
Proposed trees to be planted: 1511 trees</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Configuration & Population details:</td><td>Total after expansion: 17 Residential Towers, 6 Row Houses, Club, Commercial, Community center & Sports Centre.

The comparison between earlier accorded Environmental Clearance, proposed as well as Expansion in EC application attached as Annexure-1.</td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td colspan="2">Overall Water Demand and Wastewater generation details:
<table>
<tr><th>Sr. No.</th><th>Details</th><th>Population / Area</th><th>Water Demand</th></tr>
</table>
</td></tr>
</table>

			(in KLD)
1.	Residential @ 86 lpcd	4,510	388
2.	Visitors @ 15 lpcd	451	7
3.	Floating population @ 45 lpcd	60	3
	Water Requirement		398 KLD
	Flushing water req. (@ 21 lpcd for residential, 10 lpcd for visitors & 20 lpcd for floating)	4,510 + 451 + 60	95 + 5 + 1 = 101 KLD
4.	Net Fresh Water Demand		398 – 101= 297 KLD
5.	Waste water generation (@ 80%)		318 + 12 KLD* = 330 KLD
6.	Treated Sewage (@ 98%)		323 KLD
7.	Total Green Area		27,836.802 sq.m.
	• Area reserved for Karnal Technology within the project		17,841.067 sq.m. (4.4 acres)
	• Remaining Green area water req.		9,995.735 sq.m. (2.47 acres)
	Summer (@ 5.5 lt./m2/day)		55
	Winter (@ 1.8 lt./m^2/day)		18
	Monsoon (@ 0.5 lt./m^2/day)		5

*Infilteration rate= 200 lt/manhole/day *60=12000 lt*

5.2	Total fresh water requirement:	419 KLD
5.3	Source:	Borewells
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	A copy of permission letter issued by PWRDA for abstraction of ground water for quantity of 440 KLD through 6 borewells vide permission no. PWRDA/11/2021/L2/270 dated 11.11.2021 submitted.
5.5	Total wastewater generation:	318 KLD
5.6	Treatment methodology: *(STP capacity, technology & components)*	318 KLD of sewage will be generated from the project which will be treated in existing STP of 450 KLD capacity.
5.7	Treated wastewater for flushing purpose:	101 KLD
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 55 KLD Winter: 18 KLD Monsoon: 5 KLD

<table>
<tr><td>5.9</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Summer: 156 KLD
Winter: 193 KLD
Monsoon: 217 KLD
The excess treated wastewater shall be utilized in the land area of 4.4 acres to be developed as per Karnal Technology.</td></tr>
<tr><td>5.10</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Excess will be disposed of to area reserved for Karnal Technology (4.4 acres) or to GMADA Sewer</th></tr>
<tr><td>1.</td><td>398 KLD</td><td>318 KLD</td><td>312 KLD</td><td>101 KLD</td><td>55 KLD</td><td>156 KLD</td></tr>
</table>
*As per the GMADA letter dated 23.10.2013, in connection with disposal of treated wastewater, the Authority has yet to provide trunk sewer w.r.t water supply, sewerage and storm water drainage in the vicinity of the project. The promoter company has to make its own arrangement till the services are laid by GMADA. An EDS in this regard was raised and the Project Proponent informed that the GMADA sewer has been laid up to VR Punjab located on NH 21, Chandigarh to Kharar road, Sector 118, Mohali which is approx. 2 Km from the project location. Further, work for laying of sewer line is in progress in full swing. However, an alternate arrangement for disposal of treated wastewater in the area of 4.4 acres has been reserved within the project for Karnal Technology, till GMADA sewer line is connected to the Terminal Sewerage System.</td></tr>
<tr><td>5.11</td><td>Rain water harvesting proposal:</td><td>30 no. of rain water recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises. Out of which, 7 rain water recharging pits has already been constructed within the project.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>5 DG sets of total capacity 4,160 KVA (3 × 1010 KVA + 1 × 630 KVA + 1 × 500 KVA) for essential services such as STP, borewell, etc.</td></tr>
</table>

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>1907 kg/day</td></tr>
<tr><td>7.2</td><td>Details of management and disposal of solid waste (Mechanical Composter/Compost pits)</td><td>Biodegradable waste will be composted in 2 Mechanical Composters of 500 kg each. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site. A separate area of 100 sq.m has been earmarked for solid waste management within the project.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand after expansion = 4,811.30 KW (or 5,345.89 KVA)
Agency: Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>LEDs have been proposed instead of CFLs in the project. Further, solar water heaters & solar panels are being proposed within the project premises.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
Construction phase:
<table>
<tr><th>S.No.</th><th>Title</th><th>Capital Cost (Rs. Lakhs)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th></tr>
<tr><td>1.</td><td>Wastewater Management (2 STPs of 450 KLD and 300 KLD</td><td>--
(Rs. 98 Lakhs has been spent on STP of 450 KLD capacity)</td><td>3</td></tr>
<tr><td>2.</td><td>Air & Noise Pollution Management (Acoustic enclosure for DG sets etc.)</td><td>20
(In addition, Rs.29 Lakhs has been spent)</td><td>1</td></tr>
<tr><td>3.</td><td>Landscaping</td><td>60
(In addition, Rs.178 Lakhs</td><td>2.5</td></tr>
</table></td></tr>
</table>

		has been spent)	
4.	Rain water recharging (30 Pits)	50 (Rs.34 Lakhs has already been spent on construction of 7 pits)	2
5.	Environment Monitoring	2.5	2.5
6.	Solid Waste Management (2 Mechanical Composters of size 500 kg each)	16	1.5
7.	Energy Efficient measures (Solar lighting, LEDs, Solar Water Hearing Systems, Solar Panel, etc.	45 (Rs.78 Lakhs has already been spent)	2
Total		**Rs. 193.5 Lakhs**	**Rs. 14.5 Lakhs/annum**

Operation Phase:

S.No.	Title	Recurring Cost (Rs. Lakhs/ Annum)
1.	Waste Water Management (2 STPs of 450 KLD and 300 KLD	6
2.	Air & Noise Pollution Management (Acoustic enclosure for DG sets etc.)	1.5
3.	Landscaping	7
4.	Rain water recharging (30 Pits)	6
5.	Environment Monitoring	5
6.	Solid Waste Management (2 Mechanical Composters of size 500 kg each)	6
7.	Energy Efficient measures (Solar lighting, LEDs, Solar Water Hearing Systems, Solar Panel, etc.	8
	Total	**Rs. 39.5 Lakhs/annum**

8.4 **CER Activities:**

Sl. No.	Description	Amount (Rs. in Crores)
1.	Cleaning & maintenance of seasonal rivulet	4
2.	Jute bags distribution in nearby villages	0.5
3.	Scientific support and awareness to local farmers to increase yield of crops and fodder	1.5
4.	Plantation in Community Areas	2

	5.	Avenue Plantation	1.5
	6.	Solid waste management facilities	0.5
		Total	**Rs. 10 Crores**

Annexure-I

S. No.	As per earlier Environmental Clearance									As per revised Proposal					
	Particulars	No. of Floors	No. of Towers	No. of units per Tower	Total No. of DUs	Total Built up area (sq.ft)	Total Built up area constructed	Population	Particulars	No. of Floors	No. of Towers	No. of units per Tower	Total No. of DUs	Total Built-up area (sq.ft)	Population
1	Tower No. 1, 2, 3, 10 & 11	G+25	5	52	260	845,551.250	729,551.250	1,300	Tower No. 1, 2, 3, 10 & 11	G+26	5	52	260	870,278.459	1,300
2	Tower No. 4, 5, 6, 7, 8 & 9	G+25	6	52	312	758,816.720	755,016.720	1,560	Tower No. 4, 5, 6, 7, 8 & 9	G+26	6	52	312	765,211.866	1,560
3	Row House 12, 13, 14 & 15	G+1	4	2	8	67,012.190	6500	40	Row House R1, R2, R3 & R4	B+G+2	4	1	4	29,007.568	20
4	-	-	-	-	-	-	-	-	Tower No. 12	G+26	1	54	54	178,782.811	270
5	-	-	-	-	-	-	-	-	Tower No. 14,15,16,17&18	G+26	5	54	270	894,186.130	1350
6	EWS		1	59	59	18,447.330	not started	295	Row House R5 & R6	B+G+2	2	1	2	12,788.516	10
7	Club					24,236.240	14,593.958	718	Club	B+G	1	1	-	14,593.958	60
8	-	-	-	-	-	-	-	-	Community Centre	G	1	-	-	5,016.454	
9	-	-	-	-	-	-	-	-	Sports Centre	LB+UB	1	-	-	5,905.394	

10	-	-	-	-	-	-	-	-	Commercial	G	1	-	-	803.699	
11	Gate House					322.130	100.000	-	Gate (G-01)	G	1	-	-	100.000	-
12	-	-	-	-	-	-	-	-	Gate (G-02)	G	1	-	-	637.467	-
13	Drivers Toilet	-	-	-	-	991.340	not started	-	Driver's Toilet	G	1	-	-	498.060	-
14	School	-	-	-	-	17,424.000	not started	-	School		1	-	-	17,424.000	-
15	Upper Basement Area	-	-	-	-	204,584.128	204,584.128	-	Upper Basement Area			-	-	358,023.131	-
16	Lower Basement Area	-	-	-	-	155,146.473	155,146.473	-	Lower Basement Area			-	-	366,771.256	-
	Total				**639 DU**	**20,92,531.801 sq.ft.**	**1,865,490.389**	4,233			-		**902 DU**	**35,20,028.950**	**5,021 (4,510 + 60+ 451 i.e 10% of residential population)**
						1,94,402.741 sq.m.								**3,27,021.707 sq.m.**	

During meeting, the Committee perused the compliance of ToR issued to the project proponent vide SEIAA letter dated 07.02.2022 and observed that as per ToR mentioned at point no. 3, the Environmental Consultant has considered the major portion of baseline study from the EIA study already carried out for Suntech City, Mullanpur by claiming that the same falls within the buffer zone of the proposed project. The Committee perused the KML file of the project and observed that the distance of the project namely Suntech City is more than 5km from the proposed project site. Whereas, the Committee apprised the project proponent that as per the Guidelines for Building & Construction, the study area for carrying EIA study will be area with the angular distance of 500 meters surrounding the site. The Committee asked the project proponent to

provide the necessary details along with documentary proof to justify their statement. The Project Proponent agreed to the same.

The Committee observed that Punjab Pollution Control Board vide letter no. 5315 dated 05.09.2022 mentioned that the project proponent has not carried out any construction activity at site, whereas, in the concluding part of the report, it has been mentioned that the Project Proponent has started construction work without obtaining environment clearance. The Committee decided to get the clarification from Punjab Pollution Control Board.

The Committee further observed that the Project Proponent has mentioned the total built-up area as 3,27,021.70 m^2 in the classification of built-up area under different building components however as per the application and other documents, the built-up area has been mentioned as 327021.39 sq.m. The Committee asked the Project Proponent to rectify the same.

The Project Proponent apprised the Committee that he shall discharge maximum quantity of 217 KLD of treated waste water in rainy season into 4.4 acre of the land area, to be developed as per Karnal Technology, in the absence of GMADA sewer. The Committee asked the project proponent to explore the possibility to discharge excess quantity of treated wastewater into sewer.

The Committee further observed that the Project Proponent has considered the population of only 60 persons for club, community centre, sport centre & commercial, and no population has been considered for school. The Committee asked the Project Proponent to check the same.

The Committee further observed that the Project Proponent has not submitted adequate proposal for management and disposal of storm water and also not submitted the compliance pertaining to the energy conservation measures.

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

(i) The Project Proponent shall submit the documentary proof as per MoEF&CC Guidelines to substantiate that in case the project falls within the buffer zone of 5.4 KM, then in that case the baseline study already carried out within the buffer zone can be used for the proposed project.

(ii) The Project Proponent has mentioned the total built-up area as 3,27,021.70 m^2 in the classification of built-up area under different building components and as per the application & other documents, the built-up area has been mentioned as 327021.39 sq.m. The Project Proponent shall rectify the same.

(iii) The Project Proponent shall explore the possibility to discharge excess quantity of treated wastewater of the project into sewer.

(iv) The Project Proponent shall submit the revised details of population for club, community centre, sport centre, commercial and school as per the statutory norms.

(v) The Project Proponent shall submit the adequate proposal for management & disposal of storm water.

(vi) The Project Proponent shall submit the compliance pertaining to the energy conservation measures adopted by the project in compliance to the conditions of the Environment Clearance granted to it.

2.0 Deliberations during 234th meeting of SEAC held on 12.12.2022.

The case was considered by the following:

(i) Mr. Harmanjit Singh Malhotra, M/s Shiwalik Site Planner Private Limited.

(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Environmental Consultant of the Project Proponent presented the reply of the observations as under:

Sr. No.	ADS Sought	ADS Reply
1.	The Project Proponent shall submit the documentary proof as per MoEF&CC Guidelines to substantiate that in case the project falls within the buffer zone of 5.4 km, then in that case the baseline study already carried out within the buffer zone can be used for the proposed project.	There is no such notification or guidelines stating the same. But study carried out by one project in the buffer area can be used for other project. Based on it, monitoring period have been accepted earlier by MoEF&CC as well as SEIAA, Punjab too and projects have been granted Environmental Clearance (EC). In our case, 'Suntec City' project falls in the buffer zone of 'Casa Espana' project as crow fly distance between them is approx. 5.4 km. Toposheet depicting the same submitted. Accordingly, baseline monitoring conducted for 'Suntec City' from period October to December, 2021 was considered for the said project. Also, one-month study (i.e. March, 2022) was carried out additionally at project location.
2.	The Project Proponent has mentioned the total built-up area as 3,27,021.70 m^2 in the classification of built-up area	The total built-up of the project is 3,27,021.39 sq.m. In EDS reply dated 26.10.2022, built-up area of 3,27,021.70 sq.m. has been

	under different building components and as per the application & other documents, the built-up area has been mentioned as 327021.39 sq.m. The Project Proponent shall rectify the same.	inadvertently mentioned. Copy of rectified table stating the same submitted.
3.	The Project Proponent shall explore the possibility to discharge excess quantity of treated wastewater of the project into sewer.	Presently, excess treated water is being utilized within the project onto an area of 1.75 acres already developed under Karnal technology. It is to ensure that before full occupancy of the project, 4.4 acres of land will be developed under Karnal technology which will be sufficient to cater excess treated water load. Although, as per current status, GMADA sewer has been laid upto "VR Punjab" which is approx. 2 km from our project location. Further, work for laying of sewer line is in progress with full swing. Thus, in future when GMADA sewer line will be connected to our terminal sewerage system, excess treated water will be discharged into the main GMADA sewer only.
4.	The Project Proponent shall submit the revised details of population for club, community center, sports center, commercial and school as per the statutory norms.	As discussed during the last SEAC, Punjab meeting, school population has been added. Revised population details along with water demand details and water balance diagrams for all the three seasons submitted.
5.	The Project Proponent shall submit the adequate proposal for management & disposal of storm water.	30 rain water harvesting pits have been proposed within the overall project for proper management of storm water. Out of which, 7 rain water harvesting pits have already been constructed within the premises. Further, excess storm water runoff is being drained

		towards 'Patiala Ki Rao' choe lying adjacent to the project which is as per natural drainage pattern of the area. Copy of drainage pattern within 10 km buffer of the project submitted.
6.	The Project Proponent shall submit the compliance pertaining to the energy conservation measures adopted by the project in compliance to the conditions of the Environment Clearance granted to it.	The project has been designed as per ECBC guidelines. Report in this regard submitted.

The Committee observed that Punjab Pollution Control Board vide letter no. 7037 dated 17.11.2022 has sent the latest construction status report with clarification that two following paragraphs of the earlier report sent vide no. 5315-17 dated 05.09.2022 have been mentioned inadvertently.

"*As mentioned above, the project proponent has started construction work without obtaining the environmental clearance, as such the project proponent has not comply with the Office Memorandum F.no. 22-21/2020-IA.III dated 7/07/2021 issued by MoEF&CC.*

It is further intimated that the capacity of the existing terminal STP of Kharar is already short for the present domestic effluent being generated form the area and more effluent load can't be submitted any alternate scheme for the disposal of treated effluent."

Punjab Pollution Control Board vide letter dated 05.09.2022 has reported that the Project Proponent has not started any construction activity at the proposed site w.r.t the proposal under consideration.

During meeting, Committee perused the reply given by the Project Proponent and observed that the Environmental Consultant has considered two months study carried out for the project namely "Suntec City" falling at a distance of 5.4 Km from the proposed project and also carried out 1 month afresh study at the project site under consideration. The Committee further observed that Project Proponent could not submit any documentary proof for considering the study carried out for different project other than the proposed one falling at a distance of 5.4 Km. The Committee decided that the Environmental Consultant may carryout fresh baseline study of one season (3 months) except rainy season at the proposed project site for which the Environmental Clearance has been sought.

The Committee further observed that the Project Proponent has developed area of 1.75 acres within the project under Karnal technology for utilizing excess treated waste water. Further, the Project Proponent has proposed to develop total land area of 4.4 acres (including 1.75 acres) under Karnal technology to utilize excess treated wastewater after expansion.

The Committee decided to constitute a committee of Sh. K.L Malhotra & Sh. Parminder Singh Bhogal, Member SEAC to visit the project site to study the effectiveness of Karnal Technology already in operation in 1.75 acres of land for utilizing excess treated waste water.

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

(i) The Environmental Consultant shall carryout fresh baseline study of one season (3 months) except rainy season.

(ii) The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:

a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.

b) Rejuvenation of Village Ponds.

c) Development of Infrastructure for utilization of treated effluent of STPs.

d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.

e) Rainwater harvesting in Public Buildings.

f) Alternatives to Single Use Plastic.

g) Solid waste Management

h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).

i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

(iii) The Project Proponent shall submit the revised EMP by including the cost towards installation of STPs.

3.0 Deliberations during 238th meeting of SEAC held on 06.02.2023.

The case was considered by the following:

(i) Mr. Harmanjit Singh Malhotra, M/s Shiwalik Site Planner Private Limited.

(ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

As per the decision taken in the 234th meeting of SEAC held on 12.12.2022, Sh. KL Malhotra & Sh. PS Bhogal visited the project and submit the inspection report.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

<table>
<tr><th>Sr. No.</th><th>ADS Sought</th><th>Reply</th></tr>
<tr><td>1.</td><td>The Environmental Consultant shall carryout fresh baseline study of one season (3 months) except rainy season.</td><td>As per Environmental Impact Assessment Guidance Manual for ‘Building, Construction, Townships & Area Development Projects’, “Baseline data of air pollutant parameters extending an area of 2 km from the project should be monitored at a number of locations”. Part of the extract is submitted.

The TDI Township project located at Sectors 74A, 92, 116 to 119, Distt. SAS Nagar, Mohali falls within 2 km radius of our project. Google Earth image showing the distance is submitted. Thus, baseline conducted for TDI township is valid for “Casa Espana” project also. Copy of baseline study conducted for the period December, 2020 to February, 2021 of TDI township is submitted. Further, as conveyed during meeting, baseline monitoring is parallelly going on at site.</td></tr>
<tr><td>2.</td><td>The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:

a) Development of Mini Forests (Nanak Bagichi), raising of Avenue Plantations and Plantations in public/community areas.</td><td>As project cost including expansion is Rs. 1011.50 Crores. Thus, 1% of project cost i.e. Rs. 10 Crores have been reserved under CER activities. Out of which, Rs. 11,93,500/- has already been spent till 31.03.2022. Remaining amount i.e. Rs. 10 Crores will be spent on the following activities given in Table 1 as decided during the meeting.

Table 1: Revised CER activities
<table><tr><th>S. No.</th><th>Activities</th><th>Total Expenditure</th></tr></table></td></tr>
</table>

b) Rejuvenation of Village Ponds.

c) Development of Infrastructure for utilization of treated effluent of STPs.

d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.

e) Rainwater harvesting in Public Buildings.

f) Alternatives to Single Use Plastic.

g) Solid waste Management

h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).

i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

		(in Crores)
1.	**Rejuvenation of village pond:** Adoption of pond in Village Lakhimpur for pond rejuvenation and maintenance.	1
2.	**Adoption of following activities in School:** 1. Installation of solar panels 2. Provision of rain water harvesting pits 3. Provision of solid waste composter	1
3.	**Nanak Bagichi:** Village Madhopur & Sadhemajra in Derabassi	3.5
4.	Jute bags distribution in nearby villages	0.5
5.	Cleaning & maintenance of seasonal rivulet	4
Total		**Rs. 10 Crores**

(i) NOC from Sarpanch for adoption of pond not submitted

(ii) Pond proposal submitted

(iii) NOC from school has been obtained for conducting such activities. Proposal for Nanak Bagichi is submitted.

3.	The Project Proponent shall submit the revised EMP by including the cost towards installation of STPs.	The EMP cost has been revised considering installation of additional STP of 250 KLD and is submitted.

During meeting, the Committee observed that Punjab Pollution Control Board vide letter no. 5315 dated 05.09.2022 intimated that the capacity of the existing terminal STP of Kharar is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted until the Project Proponent provides alternative scheme for the disposal of treated effluent.

The Committee further observed the GMADA letter dated 23.10.2013 in connection with disposal of treated wastewater and noted that the Authority is yet to provide trunk sewer w.r.t water supply, sewerage and storm water drainage in the vicinity of the project. The promoter company, as such, is required to make its own arrangement till the services are laid by GMADA.

The Committee further perused the proposal of the Project Proponent to utilize excess treated wastewater in the area of 4.4 acres to be developed as per Karnal Technology, till GMADA sewer line is connected to the Terminal Sewerage System.

The Committee also perused the report of SEAC Members i.e Sh. K.L Malhotra & Sh. P.S. Bhogal, who had visited the said project on 14.01.2023 to study the effectiveness of Karnal Technology already in operation in 1.75 acres of land. The report mentions that Karnal Technology may be considered only in small projects as a stop gap arrangement for a limited duration in exceptional cases. Excess treated effluent from project round the clock cannot be safely absorbed for irrigation of plantation as irrigation requirement is never round the clock 365 days a year.

The Committee observed that the said project is located in thickly populated area and the terminal STP of Kharar is already short for the present domestic effluent being generated from the area and more effluent load cannot be permitted as reported by PPCB. The Committee observed that under such circumstances, it is not advisable to allow Karnal Technology for such big projects as long term measure, in view of the report of the Members SEAC.

In view of above, the Committee decided that SEIAA may be requested to take up the matter with the concerned authorities such as GMADA/Local Govt./PPCB as to what action should be taken in such type of cases where the terminal STP has not the capacity to take care of further pollution load as in case of Zirakpur & Kharar, the project is located in thickly populated area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage. After detailed deliberations, SEAC decided to defer the case till SEIAA give advice to deal/appraise such type of projects.

SEAC vide letter no. SEAC/DECC/2023/405 dated 15.02.2023 requested SEIAA to take up the matter with the concerned authorities such as Local Govt./GMADA/PPCB as to what action should be taken in such type of cases where the development authorities such as GMADA has not laid sewer in the area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage.

SEIAA vide letter No. 504 dated 27.03.2023 informed that the matter was considered in the 239th meeting of SEIAA held on 01.03.2023, wherein it was decided that the case be referred back to the SEAC for re-examination and giving clear recommendations for either grant or refusal of the Environmental Clearance. The relevant portion of the extract of the proceedings of 239th meeting of SEIAA is reproduced as under:

4.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

The case was considered by SEIAA in its 239th meeting held on 01.03.2023 which was attended by the following:

(i) Mr. Harmanjit Singh Malhotra, M/s Shiwalik Site Planner Private Limited.

(ii) Dr. Sandeep Garg and Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEIAA noted that SEAC vide letter no. 405 dated 15.02.2023 has requested SEIAA to "*take up the matter with the concerned authorities such as Local Govt./GMADA/ PPCB as to what action should be taken in such type of cases where the terminal has not the capacity to take care of further pollution load as in case of Zirakpur and Kharar, the project is located in thickly populated area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage".* In this regard, SEIAA observed that the action to be taken in such category of cases is to be determined by SEIAA after taking into consideration the recommendations of SEAC. The Local Government / GMADA /PPCB etc cannot be asked to advise the Authority constituted by the MOEF&CC regarding action to be taken in such matters since the decision in this regard is the mandate of the Authority.

SEIAA further observed that SEAC has recorded in the proceedings of its meeting that it is not advisable to allow Karnal Technology for such big projects as a long term measure, in view of the report of Members of SEAC.

In this regard SEIAA examined the proceedings of the 13th joint meeting of SEIAA/SEAC held on 25.04.2022, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either*

due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."

SEIAA observed that SEAC has not recorded any deliberations undertaken by it in respect of the above-mentioned decision taken in the joint meeting of SEIAA/SEAC as per which Karnal Technology has been permitted as a means of disposal of treated wastewater subject to the condition that it is done within the project area. SEAC has also not made any alternate suggestion for disposal of the treated wastewater if Karnal Technology model is not considered to be suitable.

SEIAA further observed that as per the decision taken in the 13th joint meeting, conditional ECs have even recently been granted to several projects on the basis of recommendations made by SEAC in which sewer was not available or terminal STP was of inadequate capacity. In several such projects the quantity of wastewater was significantly higher than in the instant case whereas in some other projects alternate mode of disposal of the treated wastewater was not even provided.

SEIAA therefore, decided that the case be referred back to the SEAC. Being the statutory expert body, SEAC may be advised to give clear recommendations either for the grant or refusal of EC. The recommendations should be in conformity with the decisions taken in the joint meetings of SEIAA and SEAC and should be consistent in respect of the cases of similar nature and facts.

5.0 Deliberations during 243rd meeting of SEAC held on 03.04.2023

The case was attended by the following:

(i) Mr. Harmanjit Singh Malhotra, M/s Shiwalik Site Planner Private Limited.

(ii) Sh. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

During meeting, the Committee perused the SEIAA letter No. 504 dated 27.03.2023, vide which SEIAA referred back the case to SEAC for re-examination and giving clear cut recommendation for either grant or refusal of Environmental Clearance.

The Committee observed that Punjab Pollution Control Board vide letter No. 5315 dated 05.09.2022 has specifically informed that the capacity of the existing terminal STP of Kharar is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted until the Project Proponent provides alternative scheme for the disposal of treated effluent.

The Committee further observed that the Project Proponent has developed area of 1.75 acres within the project under Karnal technology for utilizing excess treated waste water. Further, the Project Proponent has proposed to develop total land area of 4.4 acres (including 1.75 acres) under Karnal technology to utilize excess treated wastewater after expansion.

The Committee also perused the decision of the 13th Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

The Committee observed that to check the effectiveness of "Karnal Technology", Sh. P.S Bhogal, Member, SEAC was asked to visit the site where Karnal Technology has been adopted on 1.75 acres of land within the project site. Sh. P.S Bhogal after visiting the site has reported that the Karnal Technology may be considered only in small and isolated projects as a stop gap arrangement for a limited duration in exceptional cases. The excess treated effluent from the project round the clock cannot be safely absorbed for irrigation of plantation since irrigation requirement is never round the clock during 365 days in a year.

In the light of above observations of SEIAA and site visit report of Member SEAC, the Committee again deliberated in detail regarding adoption of Karnal Technology in big housing projects where high density of population is expected. The Committee was unanimously of the view that Karnal Technology inside the project area should not be adopted as an alternative method for disposal of treated wastewater on long term basis. However, the same may be considered for adoption as stop gap arrangement in case the GMADA informs in writing its plan to lay down sewer pipeline in the project area and about the capacity of its STP to take the effluent load from the project. GMADA should also indicate the timelines for providing sewer line and STP etc.

In view of above, the Committee decided to defer the case till the Project Proponent submit a letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.

Item No. 243.11: Application for Environmental Clearance for the establishment of group housing project namely "Atlantis Grand" at Village Nabha, Zirakpur, District SAS Nagar. (Proposal No. SIA/PB/INFRA2/409746/2022)

The Project Proponent has applied for obtaining Environmental Clearance for establishment of group housing project at Village Nabha, Zirakpur, District SAS Nagar. The total land area of the project is 6064.126 sqm having built up area of 25150.66 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 30 Crore.

The Project Proponent has submitted conceptual plan and other relevant documents through Parivesh Portal. As per the conceptual plan the total land area of the project is 6070.28 sqm. The total land area as per the conceptual plan is more than the land area for which the CLU has been granted. The Project Proponent is required to clarify in this regard. The Project Proponent has deposited Rs. 50,302/- vide UTR No. N341222237556567 dated 07.12.2022 as checked & verified by the supporting staff SEIAA.

The construction status of the project furnished by Punjab Pollution Control Board vide letter no. 853 dated 02.02.2023 given as under:

"The site of the proposed project was visited by officer of the Board on 24/1/2023 and it was observed as under:

1. *The project proponent has not started any construction activity at the proposed site.*
2. *The project proponent has installed/ built sale office at site.*
3. *The project proponent has demarcated its site partially.*
4. *As per the boundary limits shown by the representative, it was observed that there is no operational approved/ consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m and no operational approved/consented petrol pump within 50 m from the proposed project site.*
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 25/7/2008 as amended on 30/10/2009.*

It is appropriate to mention here that the document submitted by the project proponent is contradictory to the each other i.e. presentation & plan submitted by the project proponent for grant of EC and the water calculation submitted in its presentation is not proper.

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

Deliberations during 238th meeting of SEAC held on 06.02.2023.

The meeting was attended by the following:

(i) Sh. Mohinder Pal Satija, Partner M/s Atlantis Grand.
(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
(iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

S. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	**Project Name:** ATLANTIS-GRAND **Project Proponent:** Krishna Builders
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Master Plan not submitted, however, the permission for Change of land use has been obtained with details as mentioned below in column no. 2.2.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A Copy of permission for CLU for the land area measuring 6064.126 sqm at Highground road, Village Nabha, Zirakpur, District SAS Nagar issued vide letter No. PB/CLU/SAS/ZIRAK/2559 dated 14-09- 22 submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	The Project Proponent has submitted an undertaking to the effect that no land area of the project is covered under the provisions of Forest Conservation Act 1980.

<table>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.</td><td>Not submitted</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>Not submitted</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Green Area = 1873 sqm
No. of trees proposed = 75 trees Plot area = 6604.12
Built up area = 25150.66 sqm</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal & Configuration</td><td>Total number of 4 residential blocks shall be constructed, details of number of flats per unit block is as under:
<table>
<tr><th>Sr. No.</th><th>Description</th><th>Number of Unit</th><th>Area of Block</th></tr>
<tr><td>1.</td><td>Block-1</td><td>25 Flats</td><td>3369.39 sqm</td></tr>
<tr><td>2.</td><td>Block-2</td><td>26 Flats</td><td>3369.39 sqm</td></tr>
<tr><td>3.</td><td>Block-3</td><td>26 Flats</td><td>3369.39 sqm</td></tr>
<tr><td>4.</td><td>Block-4</td><td>52 Flats</td><td>6163.12 sqm</td></tr>
<tr><td colspan="2">Total number of Flats</td><td>129 Flats</td><td>16271.29 sqm</td></tr>
<tr><td colspan="2">Club house</td><td>1</td><td>156.52 sqm</td></tr>
<tr><td colspan="2">Number of shops</td><td>5</td><td>139.39 sqm</td></tr>
<tr><td colspan="2">Grand Total FAR area</td><td>Total Flats 129 and Shops 5, One club house</td><td>16567.2 sqm.</td></tr>
</table>
The above said details are as per the application proposal & Conceptual plan.</td></tr>
<tr><td>4.2</td><td colspan="2">Population details
<table>
<tr><th>S. No.</th><th>Description</th><th>No. of Blocks</th><th>No. of Dwelling units</th><th>PPU</th><th>Total Population</th></tr>
<tr><td>1.</td><td>Residential</td><td>4</td><td>129</td><td>5</td><td>645</td></tr>
<tr><td>2</td><td>Shops</td><td>1</td><td>5</td><td>2</td><td>10</td></tr>
</table></td></tr>
</table>

	Total Population =							**655**
5	**Water**							
5.1	Total water demand w.r.t Population:							
	S. No.	**Description**	**No. of DUs/Area (m^2)**	**Occupancy**	**Rate of water demand (lpcd)**		**Total Water Requirement (KLD)**	
	A.	**Domestic Water**			**Fresh**	**Flushing**	**Fresh**	**Flushing**	**Total**
		• Residents	129	645	65	21	41.50	14	**55.5**
		• Shops	5	10	0.45	-	0.45	-	**0.45**
							42KLD	**14 KLD**	**56 KLD**
	Total Domestic Water = 142.5 KLD							
	B.	**Horticulture**	1074 m^2		5.5 l/sqm		**6 KLD**		
			1074 sqm		1.8 ltr/sqm		**2 KLD**		
			1074 sqm		0.5 ltr/sqm		**1 KLD**		
	C.	**Irrigation in area of 799 sqm.**					**25 KLD in Summer** **29 KLD in Winter** **30 KLD in Rainy**		
5.2	Total fresh water requirement:		42 KLD						
5.3	Source:		Ground water						
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*		Application for obtaining permission of fresh water supply to PWRDA has been submitted and same is under process.						

<table>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>45 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology:
(STP capacity, technology)</td><td>STP capacity:105 KLD STP
Technology: SBR Technology
Treated waste water: 45 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>14 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer season: 6KLD
Winter season: 2 KLD
Rainy season: 1 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Summer season: 25KLD
Winter season: 29 KLD
Rainy season: 30 KLD
The excess treated wastewater shall be utilized for plantation with in project site.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>799 sqm land for irrigation purpose</th></tr>
<tr><td>1.</td><td>56 KLD</td><td>45 KLD</td><td>45 KLD</td><td>14 KLD</td><td>6 KLD</td><td>25 KLD</td></tr>
</table>
* The excess treated wastewater shall be utilized for plantation within the project site.</td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>• Volume of a single Recharge pit = 2.5m x 2mx3 m = 15 KLD
• No. of pits required = 2 Pits
Total 2 Rain Water Harvesting pits being proposed for artificial rain water recharge within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>3 No. of DG Sets of capacity 2x240, 1x 125 KVA
shall be installed for power backup. The said DG sets shall be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>
<table>
<tr><th>Anticipated Impact</th><th>Mitigation Measures</th></tr>
<tr><td><u>Construction Phase</u>:
1. Dust emission from transportation of construction material.
2. Gaseous emissions from construction machinery.</td><td>1. Site will be enclosed with 5 m high barricade around the project boundary which will act as a wind breaker.
2. Water sprinkling will be carried out for dust suppression.
3. All the machinery deployed at site are of highest standard and</td></tr>
</table>
</td></tr>
</table>

		3. Dust from construction activities. 4. Emission from DG sets.	of reputed make and comply with the emission standards 4. Low sulphur diesel will be used for DG sets, vehicles and construction machinery. 5. Vehicles having valid pollution under control (PUC) certificate will be allowed to entre the project site. 6. The trucks carrying construction materials and debris will be suitably covered by tarpaulin/plastic sheets 7. Speed of the vehicles will be restricted to 20 kmph by erecting speed bumps and signages at regular intervals within project site.

Anticipated Impact	**Mitigation Measures**
Operation Phase: 1. Vehicular movement 2. DG sets operation	1. Tree plantation to attenuate particulate matter. 2. Low sulphur diesel (ULSD) will be used for DG sets. 3. Stack height will be provided as per CPCB norms. 4. Ensure smooth traffic circulation and restriction on vehicular speed within the premises.

7	**Waste Management**	
7.1	Total quantity of solid waste generation	260 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid wastes will be appropriately segregatedat source. by providing binsinto recyclable, Bio-degradable Components, and non-biodegradable. **Bio-Degradable waste** 1. Bio-degradable waste will be subjected to composting through Organic Waste Converter and the compost will be used as manure. (150 Kg/day capacity) 2. STP sludge is proposed to be used in horticulture. 3. Horticultural Waste is proposed to be composted and used for gardening. **Recyclable waste**

<table>
<tr><td></td><td></td><td>i. Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition.
ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers.
<u>Disposal</u>
Recyclable &non-recyclable waste will be disposed through an authorized service provider/vendor.</td></tr>
<tr><td>7.5</td><td>Details of management of Hazardous Waste.</td><td>Submitted.</td></tr>
<tr><td>8</td><td colspan="2">Energy Saving & EMP</td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>675 kVA</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>3 no. of DG sets of total capacity 2x240, 1x 125 KVA shall be installed.
<table>
<tr><th>S. No.</th><th>DESCRIPTION</th><th>SAVINGS (kVA)</th></tr>
<tr><td>1.</td><td>Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.</td><td>15</td></tr>
<tr><td>2.</td><td>LEDs for internal lighting</td><td>135</td></tr>
<tr><td colspan="2">Total Energy Saved</td><td>150</td></tr>
<tr><td colspan="3">Total energy consumption = 675 kVA
Energy saved through various provisions = 150 kVA</td></tr>
</table></td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan:
<table>
<tr><th>COMPONENT</th><th>CAPITAL COST (INR LAKH)</th><th>RECURRING COST (INR LAKH/YR)</th></tr>
<tr><td>Sewage Treatment Plant</td><td>25</td><td>4.50</td></tr>
<tr><td>Rain Water Harvesting System</td><td>5.0</td><td>1.0</td></tr>
<tr><td>Solid Waste Management</td><td>8.0</td><td>2.0</td></tr>
<tr><td>Environmental Monitoring</td><td>--</td><td>12.80</td></tr>
<tr><td>Green Area/ Landscape Area</td><td>15.0</td><td>6.0</td></tr>
</table></td></tr>
</table>

	Total	**53.0**	**26.30**
8.4	CER details	Not submitted.	

The Committee observed that Punjab Pollution Control Board vide letter no. 853 dated 02.02.2023 intimated that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."

The Committee further perused the proposal of the Project Proponent to utilize excess treated wastewater of 25 KLD in the adjoining area of 799 sqm to be developed as per Karnal Technology.

The Committee observed that the said project is located in thickly populated area and the terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load cannot be permitted without the adequate capacity of the terminal STP, as reported by PPCB. The Committee observed that under such circumstances, it is not advisable to allow Karnal Technology as long term measure.

In view of above, the Committee decided that SEIAA may be requested to take up the matter with the concerned authorities such as Local Govt./PPCB as to what action should be taken in such type of cases where the terminal STP has not the capacity to take care of further pollution load as in case of Zirakpur & Kharar, the project is located in thickly populated area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage. After detailed deliberations, SEAC decided to defer the case till SEIAA give advice to deal/appraise such type of projects.

SEAC vide letter no. SEAC/DECC/2023/408 dated 16.02.2023 requested SEIAA to take up the matter with the concerned authorities such as Local Govt./GMADA/PPCB as to what action should be taken in such type of cases where the development authorities such as GMADA has not laid sewer in the area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage.

SEIAA vide letter No. 504 dated 27.03.2023 informed that the matter was considered in the 239th meeting of SEIAA held on 01.03.2023, wherein it was decided that the case be referred back to the SEAC for re-examination and giving clear recommendations for either grant or refusal of the Environmental Clearance. The relevant portion of the extract of the proceedings of 239th meeting of SEIAA is reproduced as under:

1.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

The case was considered by SEIAA in its 239th meeting held on 01.03.2023 which was attended by the following:

(i) Sh. Mohinder Pal Satija, Partner M/s Atlantis Grand and Sh. Deepak Gupta, Environmental Advisor of the project proponent.
(ii) Er. S.S. Matharu and Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
(iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA noted that SEAC vide letter no. 408 dated 16.02.2023 has submitted that "*SEIAA may be requested to take up the matter with the concerned authorities such as Local Govt./PPCB as to what action should be taken in such type of cases where the terminal STP has not the capacity to take care of further pollution load as in case of Zirakpur & Kharar, the project is located in thickly populated areaand Karnal Technology is proposed by Project Proponent as alternative mode of disposal ofexcess treated sewage".* In this regard, SEIAA observed that the action to be taken in such category of cases is to be determined by SEIAA after taking into consideration the recommendations of SEAC. The Local Government / GMADA /PPCB etc cannot be asked to advise the Authority constituted by the MOEF&CC regarding action to be taken in such matters since the decision in this regard is the mandate of the Authority.

SEIAA further observed that SEAC has recorded in the proceedings of its meeting that it is not advisable to allow Karnal Technology as a long-term measure.

In this regard SEIAA examined the proceedings of the 13th joint meeting of SEIAA/SEAC held on 25.04.2022, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

SEIAA observed that SEAC has not recorded any deliberations undertaken by it in respect of the above-mentioned decision taken in the joint meeting of SEIAA/SEAC as per which Karnal Technology has been permitted as a means of disposal of treated wastewater subject to the condition that it is done within the project area. SEAC has also not made any alternate suggestion for disposal of the treated wastewater if Karnal Technology model is not considered to be suitable.

SEIAA further observed that as per the decision taken in the 13th joint meeting, conditional ECs have even recently been granted to several projects on the basis of recommendations made by SEAC in which sewer was not available or terminal STP was of inadequate capacity. In several such projects the quantity of wastewater was significantly higher than in the instant case whereas in some other projects alternate mode of disposal of the treated wastewater was not even provided.

SEIAA, therefore, decided that the case be referred back to the SEAC. Being the statutory expert body, SEAC may be advised to give clear recommendations either for the grant or refusal of EC. The recommendations should be in conformity with the decisions taken in the joint meetings of SEIAA and SEAC and should be consistent in respect of the cases of similar nature and facts.

5.0 Deliberations during 243rd meeting of SEAC held on 03.04.2023

The case was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis Grand and Sh. Deepak Gupta, Environmental Advisor of the project proponent.
(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

During meeting, the Committee perused the SEIAA letter No. 504 dated 27.03.2023, vide which SEIAA referred back the case to SEAC for re-examination and giving clear cut recommendation for either grant or refusal of Environmental Clearance.

The Committee observed that Punjab Pollution Control Board vide letter No. 853 dated 02.02.2023 has specifically informed that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without adequate capacity of terminal STP. Further, the Project Proponent has not submitted any alternate scheme for the disposal of treated effluent.

The Committee further observed that Project Proponent has proposed to utilize excess treated wastewater of 25 KLD in the area of 799 sqm to be developed as per Karnal Technology.

The Committee perused the decision of the 13th Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

The Committee observed that to check the effectiveness of “Karnal Technology”, Sh. P.S Bhogal, Member, SEAC was asked to visit the site where Karnal Technology has been adopted on 1.75 acres of land within the project site. Sh. P.S Bhogal after visiting the site has reported that the Karnal Technology may be considered only in small and isolated projects as a stop gap arrangement for a limited duration in exceptional cases. The excess treated effluent from the project round the clock cannot be safely absorbed for irrigation of plantation since irrigation requirement is never round the clock during 365 days in a year.

In the light of above observations of SEIAA and site visit report of Member SEAC, the Committee again deliberated in detail regarding adoption of Karnal Technology in big housing projects where high density of population is expected. The Committee was unanimously of the view that Karnal Technology inside the project area should not be adopted as an alternative method for disposal of treated wastewater on long term basis. However, the same may be considered for adoption as stop gap arrangement in case the GMADA informs in writing its plan to lay down sewer pipeline in the project area and about the capacity of its STP to take the effluent load from the project. GMADA should also indicate the timelines for providing sewer line and STP etc.

In view of above, the Committee decided to defer the case till the Project Proponent submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.

Item No. 243.12: Application for obtaining Environmental Clearance of Expansion of Group Housing project namely "Leela Orchid Greens" at Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd. (SIA/PB/MIS/251736/2022)

The Project Proponent was granted Environmental Clearance vide SEIAA letter no. 3306 dated 11.11.2014 for a group housing project namely "Orchid Greens", at Sector 115, Village Khunimajra, Kharar, District Mohali, Punjab in the name of promoter company M/s Best Zone Builders & Developers Pvt Ltd. The total land area of the project is 25847.27 sqm having built up area of 44,879.54 sqm.

The project proponent has applied for obtaining Environmental Clearance of Expansion of Group Housing project namely "Leela Orchid Greens" Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab in the name of promoter company M/s Leela Residencies Pvt. Ltd. The total land area of the project is 6.387 acres having built-up area of 49,880.78 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 submitted the Form, certified compliance report, approved layout plan, and other additional documents through Parivesh. The Project Proponent has also deposited Rs. 10,005/- submitted vide UTR No. N329211725408679 dated 25.11.2021, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 31.01.2023 was requested to furnish the latest construction status report but the same is awaited.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The case was considered by the following:

(i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
(iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

Summary of the case as per application proposal is as under:

Sr. No.	Description	Details
1	**Basic Details**	

1.1	Name of Project & Project Proponent:	Expansion of Group Housing project namely "Leela Orchid Greens" Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd.
1.2	Proposal:	SIA/PB/MIS/251736/2022
1.3	Location of Project:	Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab.
1.4	Details of Land area & Built up area:	Plot Area = 25,849.29 sq.m. (6.387 acres) Built-up Area = 49,880.78 sq. m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project is 49,880.78 sq.m.
1.6	Cost of the project	Rs. 83.40 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls within the Residential zone as per Master Plan of Kharar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent had already been granted Environmental Clearance for the total land area of 25847.27 sqm (6.38 acres) and there is no increase in the land area.
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 does not involve any forest land. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.

3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.
3.5	Green area requirement and proposed No. of trees:	Total green area: 5,442.22 sq.m. • No. of trees required: 323 trees • Trees already planted: 700 trees
4.	**Configuration & Population**	
4.1	Proposal & Configuration	

Description	**Earlier EC accorded**	**Total (after Expansion)**
Components	383 Flats, 38 EWS flats, Community Centre & 15 Shops	Phase-I (120 flats & 19 Shops) Phase-II (359 Flats, 50 EWS flats, Club & 19 Shops)

The block wise FAR area bifurcation of the flats to be constructed is as under:

Sr. No.	**Block**	**No. of Units**	**FAR (in sq.ft)**	**FAR (in sq.m)**
		Phase-I		
1.	Block-D (G+3)	16 Flats	14795.75	1374.57
2.	Block –E (G+3)	4 Flats	4674.62	434.28
3.	Block-F (G+3)	96 Flats	50161.87	4660.19
4.	Block-G (G+3)	4 Flats	3627.17	336.97
5.	Shops	19 Shops	6271.66	582.65
	Total (Phase-I)	**120 flats & 19 Shops**	**79531.07**	**7388.66**
		Phase-II		
6.	Block-A (S+11)	176 Flats	1,99,115.37	18,498.42
7.	Block-A1 (S+11/12)	47 Flats	53293.08	4,951.09
8.	Block-B (S+11)	88 Flats	75076.47	6,974.83
9.	Block-C (S+12)	48 Flats	54261.34	5,041.04
10.	Club	1 no.	9017.47	837.75
11.	EWS	50 Flats	17721.28	1,646.36

	Total (Phase-II)	**359 Flats & 50 EWS, 1 Club House**	**4, 08,485.02**	**37,949.518**
	Total (Phase-I + Phase-II)	**479 Flats, 50 EWS Flats, 1 Club House and 19 Shops**	**4,88,016.093 sq.ft**	**45,338.178 sq.m**

4.2 Population details

Sr. No.	Description	EC accorded	Proposed	Total (after Expansion)
1.	Population	2,165 Persons	783 Persons	2,948 Persons

The details of the population as per the revised planning is as under:

	Type of units	No.	Criteria	Population (No.)
Phase-I	Residential Flats	120	5 persons per flat	600
	Shops	19	2 person per shop	38
Phase-II	Residential Flats	359	5 persons per flat	1795
	EWS Flats	50	5 persons per flat	250
	Visitors	-	10% of residential	265
Total Estimated Population		**2948 Persons (Residential Population = 2645 no. Floating Population = 303 no.)**		

5 Water

5.1 Water demand & Waste water generation details:

Sl. No.	Details	Population	Water Demand (KLD)
1.	Residential @135 lpcd	2645 no.	357
2.	Floating @45 lpcd	303 no.	14
	Total water req.		**371 KLD**
3.	**Flushing water req. @45 lpcd for residential population & @16 lpcd for floating population**		**95 KLD**
4.	Fresh Water req.		371-95 = 276 KLD
5.	Wastewater Generation (@ 80%)		297 KLD
6.	Treated Wastewater (@ 98%)		291 KLD
7.	**Horticulture Demand- an area of 5,442.22 sq.m is available with water req. of**		
	• Summer (@ 5.5 lit/sq.m./day)		30 KLD
	• Winter (@ 1.8 lit/sq.m./day)		10 KLD
	• Monsoon (@ 0.5 lit/sq.m./day)		3 KLD

	8.	Excess will be discharged onto 2.76 acres land reserved under Karnal Technology till the MC sewer is connected	193 KLD

5.2 Cumulative Details:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	For irrigation (2.76 acres) to be developed as per Karnal Technology
1.	371 KLD	297 KLD	291 KLD	95 KLD	Summer: 30 KLD Winter: 10 KLD Monsoon: 3 KLD	Summer: 166 KLD Winter: 186 KLD Monsoon: 193 KLD

5.10	Rain water harvesting proposal:	13 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:	3 no. of DG sets of capacity 300 kVA, 400 kVA and 500 kVA shall be installed.
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	

Description	As per Earlier EC	Proposed	Total (after Expansion)
Solid waste generation	848 kg/day	271 kg/day	1,119 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	Yes. Biodegradable waste will be managed by installation of 2 Composters of size 300 kg & 200 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site or disposal site of MC. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB.

	Facility submitted or not	Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.
7.3	Details of management of Hazardous Waste.	Hazardous Waste 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:	2,221.71 KW
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The project will install solar panels at terrace of all towers which will generate 250 KW of power. Also, 26.176 KW of energy will be saved by using LEDs instead of CFLs within the project. Details of energy savings submitted.

8.3 Details of activities under Environment Management Plan.

construction phase:

Description	**Capital Rs. Lakhs**	**Recurring Cost Rs. Lakhs**
Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)	50	5
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).	10	1
Landscaping	3	1
Rainwater Recharging (construction of remaining 11 pits)	20	1
Environmental Monitoring	4	4
Solid Waste Management (including mechanical composters of size 300 & 200 kg)	30	2
Energy Conservation Measures (Solar lighting, CFL & solar panel system)	100	1
TOTAL	**Rs. 217 Lakhs**	**Rs. 15 Lakhs**

Description	**Recurring Cost (Rs. In Lakhs/annum)**
Waste water Management (Two STPs of 100 KLD & 250 KLD capacity)	5

Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets).	0.5
Landscaping	3
Rainwater Recharging (maintenance of 13 pits)	3
Environmental Monitoring	4
Solid Waste Management	5
Energy Conservation Measures	2
TOTAL	**Rs. 22.5 Lakhs**

Rs. 15 Lakhs has been reserved under following CER activities.

Sr. No.	**Activities as per OM dt. 01.05.2018**	**Cost (Rs. Lacs)**	**Timeline**	
			Start Date	**End date**
1.	Maintenance of village road adjoining the project location	12	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
2.	Provision of street lights	3	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
Total		**Rs. 15 Lakhs**		

During meeting, the Committee observed that the latest construction status report to be furnished by Punjab Pollution Control Board is still awaited. Further, the Committee appraised the application proposal of the promoter company and after detailed deliberations, the Committee decided to defer the case till the receipt of reply of the below mentioned observations:

1. The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972 in the prescribed format.
2. The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.

The latest construction status report received from Punjab Pollution Control Board vide letter no. 1689 dated 14.03.2023 is as under:

"The proposed site of the subject cited project was visited by officer of the Board on 1/2/2023 and the point wise reply of the comments sought by SEIAA relating to the proposal of the subject cited industry is given as under:

<table>
<tr><th>Sr. no.</th><th>Report of point sought by SEIAA</th><th>Remarks</th></tr>
<tr><td>1.</td><td>Construction status of the proposal</td><td>
1. The project proponent has earmarked the entire boundary wall of the project with brick wall.
2. The project proponent has purchased the 2 phase of the project. The 1st phase has already been Completely developed by M/S Best Zone Builder and Developer P Ltd..
3. In 2 nd phase, there are total 8 blocks (i.e block A@4 tower, Block B@2 Tower, Block Al@l Tower & Block C@l Tower.
4. The project proponent has started construction on 6 Blocks and remaining two blocks have not started construction yet.
5. The block wise construction status is as under:
<table>
<tr><th>Sr.</th><th>Block</th><th>Const. status</th></tr>
<tr><td>A</td><td>Block A (3 BHK of S + 11</td><td>Structure work completed upto S + 10 storied building</td></tr>
<tr><td>B</td><td>Block A (3 BHK of S + 11</td><td>Structure work completed upto S + 6 storied building</td></tr>
<tr><td>C</td><td>Block A (3 BHK of S + 11</td><td>Structure work completed upto S + 6 storied building</td></tr>
<tr><td>D</td><td>Block B (2 BHK of S + 11</td><td>Entire structure work completed upto S + 11 storied building</td></tr>
<tr><td>E</td><td>Block A (2 BHK of</td><td>Entire structure work completed upto S + 11 storied building</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td>S + 11</td><td></td></tr>
<tr><td>F</td><td>Block C (3 BHK of S + 12</td><td>Entire structure work completed upto S + 2 storied building</td></tr>
<tr><td>G</td><td>Block A (3 BHK of S + 11</td><td>Construction of basement work started.</td></tr>
<tr><td>H</td><td>Block A-1 (3 BHK of S + 12</td><td>Construction of basement work started.</td></tr>
<tr><td>I</td><td>Club House</td><td>Construction started and structure work completed upto G+1.</td></tr>
<tr><td>J</td><td>EWS Flats</td><td>No Construction started on EWS Flats yet.</td></tr>
</table>
The project proponent has not started any construction in expansion portion of EWS Flats and Shops.
</td></tr>
<tr><td>2.</td><td>Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any</td><td>The following units are located within 500 m radius of the unit:

1. No rice sheller/ stone crusher/ hot mix plant/ brick kiln/CBWTF exist within 500 mtr from the proposed site.
2. There is no jaggery, petroleum outlet exist within 100 mtr of the site.
3. There is seasonal drain/ nallah/ choe exist adjoining the site.
4. There is no eco-sensitive structure within 500 mtr of the site.</td></tr>
<tr><td>3.</td><td>Whether the site meets with the prescribed criteria for setting up of such projects.</td><td>The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.</td></tr>
</table>

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

Deliberations during 243rd meeting of SEAC held on 03.04.2023.

The case was considered by the following:

(i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Committee allowed the Project Proponent to present the reply of the observations raised in its 240th meeting held on 20.02.2023. Thereafter, the Project Proponent presented the reply as under:

S. No.	Observations	Reply
1.	The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 in the prescribed format.	Self-declaration stating that project does not require clearance under Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 submitted.
2.	The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.	The estimation for flushing water requirement has been calculated correctly. Flushing water requirement has been calculated for Phase-II only (i.e. for 359 Residential Flats & 50 EWS Flats) as Phase I does not have facility for utilization of treated water for flushing. As the phase I has already been constructed therefore, no addition/ alternation is possible at this stage viz-a-viz exploring the possibility of utilization of treated sewage for flushing purposes.

		Thus, revision in the water balance diagram cannot be considered at this stage.

The Committee perused the reply given by the Project Proponent and after detailed deliberations, decided to defer the case till the reply of the below mentioned observations:

(i) The Project Proponent was granted Environmental Clearance in the name of Orchid Greens and now has submitted application for expansion in the name of Leela Orchid Greens. The Project Proponent shall submit the proper justification for change in name of the group housing project from Orchid Greens to Leela Orchid Greens. The Project Proponent shall submit the relevant supporting documents in this regard.

(ii) The Project Proponent shall submit the details of the block wise built-up area constructed so far.

(iii) The Project Proponent shall submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.

Item No. 243.13: Application for obtaining Environmental Clearance for Residential Plotted colony Project namely "Greenwoods" at Village Tolemajra, Kharar, District SAS Nagar, Punjab by M/s CEE DEE Developers Pvt Ltd (SIA/PB/INFRA2/417319/2023).

The project could not be considered for appraisal due to paucity of time and the same is deferred to the next meeting.

Item No. 243.14: Application for Issuance of TOR for Expansion of "Super Mega Mixed Use Integrated Industrial Park" Project at Sectors-66A, 82 & 83, SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd. (SIA/PB/INFRA2/404854/2022)

The project could not be considered for appraisal due to paucity of time and the same is deferred to the next meeting.

Table Item No. 01: Regarding applications for Environmental Clearance for carrying out mining of minor minerals (sand) by Executive Engineer-cum- District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Fazilka Division.

SEIAA vide letter no. 564 dated 31.03.2023 addressed to Member Secretary informed that the applications for grant of Environmental Clearances for the mining sites falling in District Fazilka were considered by SEIAA in its 241st and 242nd meetings held on 16.03.2023 and 24.03.2023 respectively.

During the said meetings, SEIAA observed that the proceedings of SEAC, which form the basis of SEIAA's decision-making regarding the grant or refusal of EC, are not at all exhaustive. In fact, the same are of skeletal nature and are limited to just mentioning the names of sites, area, quantity of material and date of approval of the Mining plans. The likely environmental impact of the project has not been dealt with at all nor any deliberations conducted regarding the proposed mitigation methods as per the EMP. Other basic information regarding the proposal / mining sites such as whether the project is a category B2/B1 project, Hadbast no., Khasra numbers, longitudes/ latitudes, details of cluster formation, comments on landowner consents, status of demarcation/ erection of boundary pillars on the site, status of forest clearance (if applicable), referencing relevant details of the applicable mining plans, deliberations on the methods of mining, no. of workers on the site when fully operational, total water requirement and source, wastewater generation & its disposal, or the compliance of Sustainable Sand Mining Guidelines, 2016 and Enforcement and Monitoring of Guidelines for Sustainable Sand Mining (EMGSM), 2020 as issued by the MoEF&CC are conspicuously missing from the proceedings of SEAC.

SEIAA further noted that the proceedings of SEAC do not mention the reasons for the deletion of additional environmental activities in lieu of CER activities as initially proposed by the project proponent. In this regard, officials of the Mining Department informed during the 241st and 242nd meetings of SEIAA held on 16.03.2023 and 24.03.2023 respectively that they had proposed additional environmental activities in lieu of CER activities in their applications for grant of ECs, but these activities were deleted by SEAC as the project proponent in the present case was the Govt. itself.

In this regard, SEIAA observed in its above meetings that the environmental impact of mining operations is not a function of the agency which is undertaking the operations and hence there is no justification for deleting the proposed additional activities for the amelioration of the environment simply because the State Government is the Project Proponent. Hitherto also, additional environmental activities are being regularly prescribed by the Authority for all Government Projects and there is no valid reason to discontinue the same for mining projects since the environmental impacts of sand mining are no less than those for other categories of Projects. Moreover, as informed by the Mining Department, all the ECs of commercial sand mining sites will be subsequently transferred to the concessionaires/ contractors and the Mining Department will only retain and operate a few public mining sites.

The Chief Engineer, Department of Mines and Geology informed SEIAA in its 242nd meeting that as per Govt policy the extracted minor minerals (sand / gravel) are sold @ Rs 5.5 per cft, or about Rs 140 per tonne. SEIAA observed that sand mining operations are proposed to be undertaken through either Manual or Semi-Mechanised means and that the environmental load on account of semi-mechanised mining is considerably higher than that of Manual mining.

Keeping the above in view and after detailed deliberations SEIAA decided that besides the EMP activities proposed by the Project Proponent and specific condition of raising plantations @ 50 plants per hectare of mining lease area prescribed by SEAC, additional environmental activities would be undertaken by the Project Proponent by incurring expenditure @ Rs 0.50 per Tonne of the total quantity permitted for mining in the ECs where the mining is to be undertaken through manual method and @ Rs 1.50 per Tonne where semi-mechanised mining is to be undertaken. These additional environmental activities would also be part of the EMP and should be undertaken from amongst the following activities:

a. Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions either by the Project Proponent itself or through the State Forest Department.

b. Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (https://ppcb.punjab.gov.in/sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf) (ii) Guidelines for restoration of Water Bodies (https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20 Water%20Bodies%20by%20CPCB.pdf),and (iii)Technical Committee Report on wastewater treatment (https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20 Wastewater %20of%20Village% 20Pond.pdf)

c. Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.

d. Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.

e. Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.

f. Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.

g. Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.

h. Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) https://decc.punjab.gov.in/ where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.

i. Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.

j. Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.

k. Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.

l. Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.

m. Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.

n. Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.

o. Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.

After detailed deliberations, SEIAA decided that an advisory in this regard be issued to SEAC to address the above issues in all forthcoming cases of grant/ refusal of ECs pertaining to sand mining being recommended to SEIAA.

Accordingly, as per decisions of SEIAA, it is requested that the issues, as mentioned above, be addressed and deliberated in detail in all forthcoming cases of grant/ refusal of ECs in respect of sand / gravel mining being recommended to SEIAA. Excerpt copies of the relevant items of the proceedings of the 241st and 242nd meetings of SEIAA are also enclosed herewith for information.

During deliberations 243rd meeting of SEAC held on 03.04.2023

The Committee is of the view that the Corporate Environment Responsibility (CER), which is now part of EMP, is applicable only to Corporate Sectors and not the Government Sector.

The Committee further observed that there are no Guidelines/Office Memorandum/Notification by MoEF&CC which prescribe for stipulating expenditure @ Rs 0.50/tonne in case of manual method of mining and @ Rs 1.50/Tonne in case of semi-mechanized method of mining by the Project Proponent.

The Committee however, took note of the decision taken by SEIAA in respect of additional environmental activities to be undertaken by the project proponent and decided to ask the project proponents to propose additional environmental activities in their proposal.

The Committee decided that Member Secretary, SEIAA may be informed accordingly by Member Secretary, SEAC.