

Proceedings of 230th meeting of State Expert Appraisal Committee (SEAC) held on 08.10.2022 (Saturday) at 11:00 AM in the Conference Hall no. 2 MGSIPA Complex, Sector-26, Chandigarh.

The 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. Anil Kumar Gupta	Member
4.	Sh. Parminder Singh Bhogal	Member
5.	Sh. Sunil Mittal	Member
6.	Sh. Pawan Krishan	Member

Item No. 01: Confirmation of the proceedings of 229th meeting of State Level Expert Appraisal Committee held on 19.09.2022.

The proceedings of 229th meeting of State Level Expert Appraisal Committee held on 19.09.2022 were prepared and circulated through email on 23.09.2022. No Comments were received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 229th meeting of State Level Expert Appraisal Committee held on 19.09.2022.

The action taken on the decisions of 229th meeting of State Level Expert Appraisal Committee held on 19.09.2022 has been completed. SEAC noted the same.

Item No. 230.01: Application for Issuance of Environmental Clearance for Residential Project namely “Suntec City” located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab by M/s The Indian Co-op House Building Society Ltd. (Proposal No. SEIAA/MS/2022/82403)

The project proponent has applied for issuance of TORs to M/s Suntec City for setting up of new residential colony project namely “Suntec City”, located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 2,08,819.52 Sqm. The Project is covered under category 8(b) as per EIA notification-2006.

The project proponent submitted the Form I (Appendix I),1A, Conceptual Plan and other additional documents on online portal. They have also deposited the processing fee amounting to Rs.52,205/- (25% of the total fee) through DD No. 004758 dated 13.12.2019.

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

The application was scrutinized and essential details were sought on 12.01.2020 and 15.04.2020, to which the project proponent submitted replies on 27.02.2020 and 09.07.2020 respectively. The brief details of the Project are as under:

1.1 EDS reply dated 12.01.2020

Sr. No.	Detail of the Document	Reply submitted by PP dated 12.01.2020
1.	Cost of the project duly certified by Chartered Engineer/ Approved valuer and Chartered Accountant	Rs 370 Cr, Certificate submitted
2.	Copy of the Master plan duly marked with project site.	Submitted.
3.	Pre-feasibility report/ conceptual Plan as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Submitted.
4.	Proof of ownership of land	MOA submitted in favour of Sh. Ajay Sehgal

1.2 EDS reply dated 09.07.2020

Sr. No.	Detail of the Document	Reply submitted by PP dated 09.07.2020
1.	Certificate of accreditation of EIA consultant	Consultant: P and M Solution Certificate No. NABET/EIA/1922/IA0053

2.	Copy of Memorandum of Article & Association / partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project	MOA submitted in favour of Sh. Ajay Sehgal
3.	Submit a Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of the Master Plan of the area.	Submitted.
4.	Undertaking for no litigation pending against the project.	No litigation is pending w.r.t. project, Undertaking submitted.

Environmental Engineer, PPCB, RO, SAS Nagar was requested vide email dated 15.09.2020 to send the construction status of the project site. However, the report was not sent by PPCB till the time of SEAC meeting.

The details of the project as given in Form 1, Pre-feasibility Report / Conceptual Plan, above EDS replies and other additional documents are as under:

Sr. No.	Description	Details
1.	Name & Location of the project	M/s. The Indian Co-op House Building Society Ltd. at Village Palheri (H.B. No. 173), Tehsil Kharar and village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar (Area 108.58 acres). New Chandigarh, Punjab
2.	Project/activity	8(b)
3.	Co-ordinates of all the corners of the project site as per following:	
	S.No.	Latitude
	1.	30°47'40.11"N
	2.	30°47'41.38"N
	3.	30°47'26.04"N
	4.	30°47'22.05"N
	5.	30°47'28.91"N
	6.	30°47'14.41"N
	7.	30°47'6.62"N
	8.	30°47'8.30"N
	9.	30°47'14.38"N
	10.	30°47'16.23"N
	11.	30°47'12.20"N
	12.	30°47'4.14"N
	13.	30°47'4.27"N
		Longitude
		76°41'42.76"E
		76°41'40.67"E
		76°41'7.23"E
		76°41'7.36"E
		76°41'12.53"E
		76°41'9.72"E
		76°41'15.94"E
		76°41'19.70"E
		76°41'13.93"E
		76°41'24.71"E
		76°41'29.77"E
		76°41'42.25"E
		76°41'37.25"E

	14.	30°47'11.87"N	76°41'42.42"E
	15.	30°47'31.82"N	76°41'36.99"E
	16.	30°47'31.54"N	76°41'41.51"E
	17.	30°47'38.45"N	76°41'51.49"E
	18.	30°47'22.28"N	76°41'15.37"E
4.	Copy of the Master plan duly marked with the project site	Submitted	
5.	Copy of duly signed Layout plan	Submitted approved Layout plan vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016.	
6.	Pre-feasibility/ conceptual report	Submitted	
7.	Proof of ownership of land	Submitted	
8.	Details of CLU certificate	Submitted CLU by Department of Town & Country Planning, Punjab Memo no. 2629 CTP(PB)/SP-432 dated 03-06-16.	
9.	Copy of Memorandum of Article & Association.	Submitted Copy of Memorandum of Article in favour of Sh. Ajay Sehgal	
10.	Proposed ToRs (based on the standard ToRs)	Submitted	
11.	Classification/Land use pattern as per Master Plan	As per the New Chandigarh Master plan 2031 project falls in residential area.	
12.	Cost of the project	Rs. 370 Cr (Development 37.50 + Land 332.50) EDS reply submitted Dated: 12.01.2020	
13.	Processing Fee details (Amount/NEFT no./dated)	Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019	
14.	Detail of various components		
	S.no.	Description	Particulars
	1.	Plot Area (acres)	439407.67 sqm. (108.58 acres / 43.94 Ha)
	2.	Proposed Built Up Area	208819.52 sqm
	3.	Number of Building Blocks	557 (Plots) including Shopping, Education Site & EWS
	4.	Total no of Saleable DU's	557 (Plots)
	5.	Max Height of Building	28
	6.	Max No of Floors	3
	7.	Expected Population	13280
	8.	Total Water Requirement	1647 Summer 1559 Winter 1532 Monsoon
	9.	Freshwater requirement	1046
	10.	Wastewater Generation	1307
	11.	Proposed STP Capacity	2000
	12.	Treated Water Available for Reuse	1176
			Unit
			SQM
			SQM
			Nos
			Nos
			Meter
			Nos
			Persons
			KLD
			KLD
			KLD
			KLD

13.	Rain Water Harvesting Potential	2805.06	CUM
14.	Proposed Total Parking	To be Done by individual flat owner	
15.	Surface Parking	To be Done by individual flat owner	ECS
16.	Basement Parking	Done by individual flat owner	ECS
17.	Required Green Area as per Plan	19837.69	SQM
18.	Proposed Green Area (7.195% as approved plan)	23791.47 sqm as per approved plan	SQM
19.	Municipal Solid Waste Generation	5850	KG/DAY
20.	Quantity of Hazardous Waste Generation	Not submitted	LTS/DAY
21.	Quantity of Sludge Generated from STP	Not submitted	KG/DAY
15.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):		
	S.No.	Season	Freshwater
			Domestic (KLD)
			Others (KLD)
			Reuse water
			Flushing (KLD)
			Green area (KLD)
			HVAC (KLD)
			Total (KLD)
	1.	Summer	1046
	2.	Winter	1046
	3.	Rainy	1046
			642
			470
			172

			1647
			526
			470
			56

			1559
			486
			470
			16

			1532
	S.No.	Description	Source of water
	1.	Domestic	Water will be supplied by GAMADA
	2.	Flushing purposes	Recycle water
	3.	Green area	Recycle water
16.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water		Not Applicable
17.	Specify block of project site as per CGWA norms (Notified/Non-Notified)		Non- Notified
18.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase		Not submitted Qty Details of Wastewater generation. During Construction: Septic tank followed by soak pit
19.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase		Total wastewater generation will be 1307KLD which will be treated in proposed STP of 2000KLD based on SBR technology to be installed within project premises. The details of the breakup of the utilization of wastewater are as under: -
	Season	Flushing (KLD)	Green area (KLD)
	Disposal in GMADA Sever (KLD)		
	Summer	470	172
	534		
	Winter	470	56
	650		
	Monsoon	470	16
	690		

		NOC regarding permission for disposal of treated water in proposed Sewer Line of GMADA vide letter dated: 11.01.2019			
20.	Details of Rainwater recharging/Harvesting(m ³ /hr) proposal & technology proposed to be adopted	Total Rain Water: 2805.06 Cum/hr Harvesting pit and Tank total capacity: 137 cum No. of Pits proposed 21			
21.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	5850.3 Kg/day during operation Treat as per the Solid Waste Management Rule 2016. GMADA waste treatment facility			
22.	Details of Hazardous Waste&E-Waste generation (Qty), Treatment facility, and its disposal arrangement	Project Proponent informed that it is a residential project, hence, no Hazardous and E-Waste generated, A very less amount will be generated that will be treated as per the Solid Waste Management Rule 2016.			
23.	Detail of DG sets	Individual plot owners will make their own arrangement, 25 kVa D.G. will be provided to power failure.			
24.	Air pollution control device details	Water sprinkler will be used at site for regular water sprinkling			
25.	Energy Requirements & Saving	50. Nos of Solar Light, Energy-saving equipment Solar water heater will be used.			
26.	Details of Environmental Management Plan	Sr. No	Environmental Protection Measures	Capital Cost Rs. Lacs	Recurring Cost Rs. Lacs
		1.	Monitoring of Environment components	--	3
		2	Water Conservation measures	500	20
		3	Energy Conservation Measures	6	0.5
		4.	Green Belt Development	215	5
		5.	Solid Waste Management	5	2
			Total	726	30.5
27.	a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018 b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.	Corporate Environment Responsibility (CER) Budget towards capital expenditure in accordance with the MoEF&CC Office Memorandum F.No. 22-65/2017-IA.III dated 01.05.2018 for Social Welfare. The estimated cost of the project is Rs 370 Crores 2% of the project cost has been earmarked for the Corporate environment Responsibility (CER) to meet expenditures for the stakeholders as per social impact assessments. As per the commitment made during the public hearing an amount of Rs. 7.4 Crores will be spent Timeline and CER activity will be done at the time of EIA study			

28.	<p>Details of green belt development shall include the following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>a) No. of trees will be examined during the EIA Study</p> <p>b) 7.195 % (5.897 Acre/ 23791.47 Sq.m.) as per approved plan and 7526.54 additional.</p>
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2.0 Deliberations during the 193rd meeting of SEAC held on 26.09.2020

The meeting was attended by Sh. Ajay Sehgal, Director of the company and Mr. S. Brahma, Environmental Consultant, M/s Shivalik Solid Waste Management Ltd., Zirakpur. Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same shall be placed in the next meeting of SEAC after getting the construction status report from PPCB.

In compliance with the above decision, the Member Secretary, PPCB, was requested vide email dated 19.10.20 to send the construction status of the project site. However, the report is yet awaited.

3.0 Deliberations during the 194th meeting of SEAC held on 23.10.2020

The meeting was attended by Sh. Devipal Sharma, Manager from the promoter company, Ms. Shivani Dutt & Sh. Suryakant Srivastva, Environment Consultant from M/s P & M Solutions Consultancy Services.

SEAC was apprised that construction status report from the PPCB has not yet received.

Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same be placed in the next meeting of SEAC after getting the construction status report from PPCB.

4.0 Deliberations during the 196th meeting of SEAC held on 01.03.2021

The case was considered by SEAC in its 196th meeting held on 01.03.2021 and same was attended by following:

1. Sh. Devi Pal Sharma, representative of the Project Proponent.
2. Ms. Shivani Dutt, M/s P & M solutions, Noida.

It is submitted that the Punjab Pollution Control Board vide letter no. 4185 dated 23.10.2020 has sent latest construction status report which was placed before SEAC for consideration. SEAC perused the report and observed that the site of the project was visited by the Regional Office of the Punjab Pollution Control Board on 25.09.2020 and it was observed that the project proponent had laid sewer and inner roads in one pocket only i.e., approximately 4-5% of the total area. SEAC further observed that the project proponent affords an opportunity of personal hearing before the Chairman of the Board on 01.07.2019 due to the reason that the project proponent had started construction without obtaining Environmental Clearance under the EIA notification dated 14.09.2006. After hearing it was decided as under:

- i) The promoter company shall not carry out any development work at proposed site without getting environmental clearance as required under EIA notification no. S.O.4533 E dated 14.09.2006.

- ii) The promoter company shall furnish a bank guarantee amounting to Rs. 10.00 lacs which shall be valid for at least one year, to the Environmental Engineer, Regional Office, SAS Nagar within 7 days as an assurance to not to carry out any development work at site without getting environmental clearance as required under EIA notification dated 14.09.2006 as well as assurance to comply with the various environmental Laws/Rules.
- iii) The NOC applied by the promoter company be granted (after the submission of said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting environmental clearance as required under EIA notification dated 14.09.2006.

SEAC observed that as per EIA Notification dated 14.09.2006, the project proponent was required to obtain Environmental Clearance before starting any construction activity. But in the present case, the project proponent has already laid sewer and inner roads in one pocket only which is 4-5% of the total area. However, SEAC was of the view that laying of sewer and internal roads in one pocket is a minor construction activity and no major civil construction has been constructed by the project proponent. Moreover, Chairman, Punjab Pollution Control Board has already granted NOC to the project proponent after giving personal hearing on 01.07.2019.

SEAC further observed that the window for considering violation cases given by MoEF&CC, GoI had already expired on 13.04.2018 and thereafter no specific instruction for dealing with violation cases have been issued by MoEF&CC.

In view of above observations, SEAC after due deliberations decided to forward this case to SEIAA with the recommendation to allow SEAC to process cases of minor violation in the interest of development of State and to avoid unnecessary litigation.

5.0 Deliberations during 178th meeting of SEIAA held on 22.03.2021

The case was considered by SEIAA in its 178th meeting held on 22.03.2021, wherein SEIAA observed that the EIA notification dated 14.09.2006 stipulates that all projects mentioned in the Schedule appended to the said notification are required to obtain Environmental Clearance prior to commencement of any construction or pre-construction work including preparation of land (except securing of land for the Project).

As per the construction status report of the PPCB the project proponent had commenced construction in the Project site by laying sewer pipes and making internal roads in part of the area without obtaining the requisite prior Environmental Clearance which is a clear case of violation of the EIA notification.

SEIAA, therefore, did not agree with the recommendations of SEAC that it may be allowed to process the case being one of “minor violation” since the EIA Notification neither defines nor differentiates between “minor” and “major” violations. The EIA Notification also does not empower SEIAA or SEAC to condone violations “in the interest of development of the State” or “to avoid unnecessary litigation” as recommended by SEAC.

SEIAA further observed that the MoEF&CC vide its notifications dated 14.03.2017, 08.03.2018, 15.03.2018, 16.03.2018 and 09.09.2019 had laid down procedures for entertaining and processing violation cases in respect of which Project Proponents had sought condonation prior to the final cut off window of 13.04.2018. However, no procedure has been prescribed by the MOEF&CC in respect of cases of violations after 13.04.2018. Taking into consideration the fact that more such cases of violations are bound to come up in future too, SEIAA decided that a detailed reference should be made to MOEF&CC suggesting a procedure for dealing with such cases keeping in view the spirit of the orders of various Courts and the NGT on the subject.

SEIAA further observed that effective mechanisms needed to be put in position to ensure that all the projects coming in the ambit of the EIA Notification apply for and obtain prior Environmental Clearance before start of project activities as stipulated in the Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided as under:

- i) A detailed reference be made to MoEF&CC seeking clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 be sent to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations should be requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issues will also be discussed in the next Joint meeting of SEIAA and SEAC.

In compliance with the aforesaid decisions, the following actions have been taken:

- i) A detailed reference has been made to MoEF&CC by SEIAA vide letter No 3772 dated 09.04.2021 requesting clarification on the procedure to be adopted for violations after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 has been sent through email to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations have also been requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issue has been flagged and noted separately to discuss the same in the next Joint meeting of SEIAA and SEAC.

In the meanwhile, the Indian Cooperative Housing Building Society Ltd. (Registered SAS Nagar, Mohali vide letter dated 22.03.2021 (received on 24.03.2021) informed as under:

- (i) Earlier, application was filed for grant of Environmental Clearance for residential colony project namely Suntec City located at Village Palheri (H.B. no. 173), Tehsil Kharar and Village Raihmanpur (H.B. no. 172), Tehsil Majri, District SAS Nagar, New Chandigarh, Punjab having plot area of 108.58 acre and built-up area of 2,08,819.52 sqm.
- (ii) Now, they have changed the planning of the project in a way that only development work will be undertaken by them in the form of laying of roads, plumbing, electrical lines, etc. within the project and no construction on any plot or group housing will be done by them.
- (iii) They wish to draw SEIAA attention towards EIA Notification, 2006 and its amendments, if the plot area of the project is more than 50 ha or built-up area is more than 1,50,000 sqm then, it comes under schedule 8 (b). As plot area of their project is 108.58 acres (44.34 ha) which is less than 50 ha and no construction on any plot or group housing will be done by them; thus, project does not fall under the purview of Environmental Clearance.
- (iv) Further, they assure that consent to Establish will be obtained from Punjab Pollution Control Board for the said development work. And if, the group housing site within the project will be having built-up area more than 20,000 sqm. then separate Environmental Clearance will be obtained for the said group housing site by the individual plot owner.

- (v) As such, it is requested to kindly allow the withdrawal of their application submitted for the Environmental Clearance.

6.0 Deliberations during 179th meeting of SEIAA held on 12.04.2021

The case was considered by SEIAA in its 179th meeting held on 12.04.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

During the meeting, SEIAA was apprised that Member Secretary, PPCB vide letter no. 1777 dated 05.04.2021 in reference to the email dated 19.10.2020 informed that the proposed site of the project is situated in the residential area as per the notified Master Plan of New Chandigarh. Further, there is no MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no Air Polluting Industry within 100 m radius from the boundary of the proposed site of the project. Therefore, the site of the project is conforming to siting guidelines laid down by the Govt. of Punjab, Department of Science, Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.

As per the record of this office, the Project Proponent has applied for consent to establish (NOC) of the Board through OCMMS in the month of January, 2019. The industry has submitted proposal to abstract ground water @2200 KLD and 1887 KLD effluent will be treated. The project proponent has submitted proposal to install STP of capacity 2 MLD based on SBR technology. The treated effluent @ 1698.3 KLD will be utilized onto land for horticulture and plantation area (35.565 acre horticulture land and 6.5 acre onto land for plantation as per Karnal technology). The remaining treated effluent will be discharge into GMADA sewer. The project proponent has submitted a proposal to dump the solid waste at authorized dumping site for which GMADA has issued permission to the project proponent vide no. SE(C1)/GMADA/2019/84 dated 11.01.2019.

Environmental Consultant of the promoter company informed that the planning of the project has been changed and they are in the process of getting the approval for the revised layout plan of the project. To a query by SEIAA regarding commencing construction of internal roads and laying of sewers in violation of the EIA 2006 as reported by PPCB vide letter No 4185 dated 23.10.2020, Environmental Consultant stated that the planning has been changed by the promoter company and construction work has been stopped. Environmental Consultant reiterated the submissions made vide their aforementioned letter dated 22.03.2021 that the Project Proponent would not be undertaking any construction itself and hence no violation has been made by the project proponent at this stage.

To another query of SEIAA, the project proponent and Environmental Consultant both stated that if their present application for withdrawal is accepted, they will apply afresh for Environmental Clearance for their project after getting the revised layout plan of the Township & Area Development project.

SEIAA was not satisfied with the reply of project proponent due to the following reasons:

- i) The application for withdrawal appears to have been submitted by the Project proponent only to escape the anticipated action against them regarding the violations made by them by commencing work on the project prior to obtaining EC in contravention of the EIA Notification, 2006. This is evidenced by the fact that they have submitted detailed maps, plans and extensive other documentation for the Project which all consistently state that the built-up area of the project will be 2,08,819.52 sqm. They have also consistently been following up their case since 2019. Even as late as the SEAC meeting held on 01.03.2021 attended by the Project Proponent and their Environmental Consultant, no mention has been made of any change in plans or withdrawal of their application. The request for withdrawal has suddenly been made only after SEIAA took

cognizance of the violations made by the Project Proponent and prima facie appears to have been done only to escape action against them for the said violations.

- ii) The Project Proponent's main contention is that since the construction of the built-up area is no longer proposed to be undertaken by them, the EIA Notification 2006 will not be applicable to their Project. This argument is not tenable since the EIA Notification 2006 is applicable to all projects having total area above 50 hectares and /or built-up area above 1,50,000 sqm regardless of whether the Project Proponent or any other agency / person undertakes the actual construction. The application for obtaining EC has been made by the Project Proponent in which an exact figure of 2,08,819.52 sqm built-up area has been computed. Since this built-up area is in excess of the threshold figure of 1,50,000 sqm, the Project is covered under the EIA Notification 2006, irrespective of whether the construction is done by the Project Proponent or by any other agency.
- iii) The violations reported by the PPCB vide their letter dated 23.10.2020 obviously ante-date the said letter of the PPCB. Hence the violations occurred well before the Project Proponent requested withdrawal of their application vide letter dated 22.03.2021 and thus, attract the relevant provisions of EIA Notification 2006.

After detailed deliberations, SEIAA decided to issue notice to the Project Proponent to show cause why action should not be initiated against them in respect of the aforementioned violations under Section 5 of the Environmental Protection Act, 1986. SEIAA further decided that a copy of the notice be also sent to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter. Project Proponent also be directed not to undertake any further construction till a final decision in the matter is taken by SEIAA.

In compliance with the aforesaid decision, the following action have been taken:

- i) Show cause notice has been issued vide letter no 4069 dated 04.05.2021 to the project proponent. A copy of the notice has been endorsed vide no 4070 dated 04.05.2021 to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter
- ii) Project Proponent has been directed vide letter no 4071 dated 04.05.2021 not to undertake any further construction.

The project proponent vide letter no 2161 dated 17.05.2021 sought additional time to reply the show cause notice issued by SEIAA vide letter no 2176 dated 11.06.2021 due to reason that management and most of the employees were suffering from COVID-19 pandemic; thus; they will not be able to submit the reply of show cause in the given timeline. Therefore, it was requested to give additional time frame of 15 days,

The project proponent has now submitted the reply to show cause notice vide letter no 2176 dated 11.06.2021 in reference to SEIAA letter no 4069 dated 04.05.2021. A copy of reply was annexed as Annexure-B of the agenda.

7.0 Deliberations during 183rd meeting of SEIAA held on 15.06.2021

The case was considered by SEIAA in its 183rd meeting held on 15.06.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

Environmental Consultant of the promoter company submitted that they agreed to pay for the Environmental degradation as well as to undertake the CSR activity in the area around the Project site in lieu of the minor violation done by the Project Proponent. Further, violation window for the Environmental Clearance given by MoEF&CC has already been closed on 13.04.2018. As such, it is

requested to take a lenient view on their case and consider the case for out of court settlement by imposing Environmental Compensation as applicable and grant them the Environmental Clearance on the basis of MoEF&CC Notification dated 08.03.2018.

SEIAA was also apprised that the matter regarding procedure to be adopted for violation cases identified after the final cut off window of 13.04.2018, was also considered in the 12th Joint Meeting of SEIAA/SEAC held on 09.06.2021 and it was noticed that no reply has been received from the MoEF&CC in reference to the letter no. 3772 dated 09.04.2021 to provide clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018 so that SEIAA Punjab may adopt similar procedures for dealing with such cases. A reminder has also been sent vide email dated 19.05.2021 to the Ministry but a reply is still awaited.

As such, it was decided by the Joint Committee that another reminder may be issued to the Ministry. In case, clarification is still not received, matter may be re-examined and decision taken whether the procedure prescribed in MOEF&CC Notification dated 14.03.2017 for dealing with the violation cases (which is continuing to be adopted by the MoEF&CC for post 14.03.2018 violations) may also be adopted by SEIAA/SEAC, Punjab for such fresh violations which come to notice after 14.03.2018.

After detailed deliberations, SEIAA decided to defer the case for a period of 01 month during which efforts should continue to be made to get the required clarification from MOEF&CC.

In compliance with the aforesaid decision, Joint Secretary, MoEF&CC, New Delhi has been requested vide letter no 4435 dated 25.06.2021 & email dated 26.06.2021 to provide the clarity on procedure to be adopted in violation cases which have come to light after 13.04.2018.

8.0 Deliberations during 203rd meeting of SEAC held on 05.07.2021

SEAC observed that no action was pending on behalf of SEAC, however, the case was reflected in the pendency list of SEAC on the Parivesh Portal due to technical reasons.

After deliberations, SEAC decided to forward the case to SEIAA online for taking further necessary action.

Further, Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon'ble National Green Tribunal in OA No. 34/2020.

9.0 Deliberations during 186th meeting of SEIAA held on 29.07.2021

The case was considered by SEIAA in its 186th meeting held on 29.07.2021, which was attended by the following through Video Conference:

- (i) Sh. Devipal Sharma, Representative and Project proponent.
- (ii) Dr. Sandeep Garg, Ms. Priyanka Madan and Ms. Simran and, Environment Consultant of the project proponent.

Environmental Consultant of the promoter company informed SEIAA that the Madurai Bench of Madras High Court vide its order of 15.07.2021 has ordered an interim stay on the operation of OM dated 07.07.2021 issued by the MoEF&CC. On being asked by SEIAA to provide a copy of the detailed order passed by the Hon'ble High Court, Environmental Consultant sought time to submit the same.

After detailed deliberation, SEIAA decided to defer the case and seek clarification from the Regional office of MoEF&CC, Chandigarh, regarding the operation of office memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court.

In compliance with the aforesaid decision, Regional office of MoEF&CC, Chandigarh has been requested vide letter no. 4615 dated 10.08.2021. An email has been received from the Regional office MoEF&CC, Chandigarh addressed to Director (IA- Policy), MoEF&CC, New Delhi on 31.08.2021 wherein it was requested to provide the necessary guidance to proceed further. However, no reply has been received from the MoEF&CC, New Delhi.

10.0 Deliberations during 191st meeting of SEIAA held on 11.10.2021

The case was considered by SEIAA in its 191st meeting held on 11.10.2021 which was attended by Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, Environmental Consultant of the promoter company submitted that in a very recent similar “violation” case, MoEF&CC, New Delhi has granted Environmental Clearance on 21.05.2021 for expansion of the group housing project namely “Green Lotus Saksham” with built-up area of 1,24,724.142 sqm located at village Nabha and Chatt Zirakpur, Distt. SAS Nagar developed by M/s Maya Builders after issuing a show cause notice u/s 5 of the Environment (Protection) Act, 1986. Copies of EC letter, Minutes of EAC held on 8th January, 2021 and Show Cause notice issued in the matter were submitted by the Environmental Consultant, which were taken on record by SEIAA. Environmental Consultant requested to grant the EC being a very minor violation as project proponent has only laid sewer and internal roads in a small pocket of the Project and no major civil construction has been commenced.

To a query by SEIAA, Environmental Consultant informed that he is not fully aware whether the construction has actually been fully stopped at project site after the site visited by the officer of the PPCB on 25.09.2020.

After detailed deliberations, SEIAA decided to defer the case and examine in detail the similar project of “Green Lotus Saksham” in which post-violation EC has been granted by MoEF&CC only recently. SEIAA also decided to visit the project site on 18.10.2021 (Monday) at 11:00 AM to verify the construction status of the project.

In compliance with the aforesaid decision, project proponent and Environmental Consultant was asked vide letter no. 4818-19 dated 12.10.2021 to present at the project site on aforesaid date and time to accompany SEIAA during their field visit to verify the construction status of the project. The project site was visited on 18.10.2021 by SEIAA and similar project of “Green Lotus Saksham” in which post-violation EC granted by MoEF&CC has also been examined in detail. The project proponent submitted an affidavit to the effect that the construction activities has been stopped and no such a violation will ever be repeated. A copy of the affidavit is enclosed as Annexure-A1 of the Agenda.

11.0 Deliberations during 192nd meeting of SEIAA held on 01.11.2021.

The case was considered by SEIAA in its 192nd meeting held on 01.11.2021, which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, representative of the promoter company vide letter dated 01.11.2021 submitted notarized affidavit as directed during the visit to SEIAA, Punjab. The contents of the said affidavit are reproduced as under:

"I, Ajay Sehgal (Director) on behalf of M/s The Indian Co-operative House Building Society Ltd. having its office at Chandigarh Mullanpur Barrier, New Chandigarh, Punjab for our project namely "Suntec City" (108.58 acres) located at Village Palheri (H.B. No. 173), Tehsil Kharar and Village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar, New Chandigarh, Punjab do hereby solemnly affirm and declare the following:

- a. That project is a plotted township having plot area of 108.58 acres (43.94 ha) which is less than 50 ha. Only development work is to be undertaken in the project. As initially we presumed that our project does not fall under the purview of EIA Notification & its amendments and Environmental Clearance was not required. Accordingly, we have started development of our project by making green parks, internal roads and laying of sewer line in the small pocket of project i.e., 4-5% of the total planning area.
- b. That later on, we came to know that if permissible built-up area exceeds the limit of 1,50,000 sqm. based on permissible FAR, then, prior Environmental Clearance is required before start of any development activities.
- c. That accordingly immediately we have filed application to SEIAA, Punjab vide proposal no. SIA/PB/NCP/42854/2019 dated 14.09.2019 in Schedule 8(b) based on permissible built-up area of 2,08,819.52 sqm.
- d. That consequently construction activity was immediately stopped at site since the date of submission of the application of EC.
- e. That as we have done development work in 4-5% of total planning area that too without any intention to violate any law pertaining to Environmental Clearance. Thus, our small inadvertent violation may kindly be condoned off.
- f. That we wish to inform you that MoEF&CC in so many other cases have condoned similar/minor violation and taken favorable decision in granting Environmental Clearance in interest of state/project proponent.
- g. That no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining Environmental Clearance.

Thus, it is our humble plea to condone our unintentional act of violation so that Environmental Clearance may kindly be issued to the said project."

The said affidavit was taken on record by SEIAA.

Further, SEIAA was apprised regarding the visit report dated 18.10.2021 (Annexure-1 of the proceeding). The said visit report was also taken on record. Perusal of visit report reveals as under:

- i) Project proponent has constructed roads in one pocket of the project in an area of about 4 to 5 acres. In the said pocket, sewer has been laid and Electric Poles have been erected alongside the roads. Two parks have also been developed in this pocket.
- ii) Fencing has been partially erected on the front side of the project site and an entrance gate has been constructed.
- iii) Structures of three buildings (G+2) with approximate combined built-up area of 950 sqm and 2-Labour huts-cum storage rooms with built-up area of about 15 sqm have been partially constructed which were all unfinished and no occupancy was found in the same.

- iv) No construction had been undertaken in the remaining about 104 acres area of the project site which is mainly agricultural fields and some non-cultivable banjar land.
- v) No fresh construction was observed at site.

SEIAA also noted that in a similar project of “Green Lotus Saksham”, MoEF&CC in its 63rd meeting of EAC (Infra-2) held on 19.03.2021 has granted post-violation EC. Moreover, no procedure has been defined by Ministry to deal with the post window violation cases after the stay orders of the Hon’ble Madurai Bench of the High Court of Tamil Nadu on the OM dated 07.07.2021. SEIAA also noted that the Project Proponent had stopped construction works under the Project and no new construction beyond that initially undertaken in a small pocket of 5 acres had been done by him.

After perusal of the site visit report and taking into consideration the affidavit submitted by the project Proponent and the case of Green Lotus Saksham in which EC has been granted by MoEF&CC in a “violations case” as precedence, SEIAA decided to accept the recommendation of SEAC and permit SEAC to process the case of Suntec City for grant of EC as no directions have been received from the MoEF&CC regarding dealing with such cases despite reminders and because important Projects cannot be delayed indefinitely.

12.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During meeting, the representative of the Project Proponent informed that there are certain changes in the proposal and the same have been incorporated in the Form-1, 1A, and approved layout plan. The hard copy of revised Form-1,1A and layout plan of the project approved by Chief Town Planner, Punjab vide no. 4660 dated 21.10.2020 were taken on record during the meeting.

The project proponent further informed that as per revised forms, the built-up area of the project has been revised from 208819.52 sqm to 466702.58 sqm along with other details pertaining to no. of plots, population, water requirement, wastewater generation etc.

SEAC observed that there are significant changes in the revised proposal and asked the project proponent to upload the same including Form-1, 1A, and Layout Plan on the Parivesh Portal.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

13.0 Deliberations during 212th meeting of SEAC held on 10.01.2022.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

The Project Proponent has submitted the reply of the ADS raised through Parivesh Portal, wherein, the Project Proponent has uploaded all the relevant documents pertaining to the project in Form-1, 1A & approved layout plan, water balance for the three seasons & Solid Waste Management with details as under:

Sr. no.	Description	Details
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1.	Layout plan details	A copy of Layout plan approved by Chief Town Planner vide no. 4660 dated 21.10.2020. The details of the project as per the said layout plan is as under:			
		Sr. no.	Description	Number	Population
		1	Plots	442	6630
		2	Independent Floors (S+4)	12	240
		3	Independent Floors (S+3)	90	1350
		4	Shopping	4.193 acres	419
		5	Education site	7.87 acres	787
		6	EWS	5.751 acres	2300
Besides above, one group housing project of Total area= 7.975 acres. Population for the said group housing project = 2393 persons (7.975x300) Total Population with the project = 14119 a) CLU granted for area =108.58 acres b) Area under revenue rasta= 2.842 acres c) Total area= (a+b)=111.422 acres d) EWS area= 5.571 acres e) Area under master plan roads= 13.212 acres f) Reserved area= 3.116 acres g) Site area= 92.252 acres					
2.	CLU and other Details	Permission for CLU has been granted for area of 108.58 acres falling in village Palheri, Tehsil Majrai, District SAS Nagar vide memo no. 2629CTP(PB).SP-432M dated 03.06.2016.			
3.	Processing Fee details (Amount/NEFT no./ dated)	Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019. Additional amount Rs. 64,472/- UTR no. N334211731155303 through NEFT dated 30.11.2021.			
4.	Built up area details	Residential plots, Independent floors, Group Housing and EWS @ 394265.966 sqm. Commercial= 16968.469 sqm. Public Amenities= 55468.14 sqm. Total Built up area= 466702.58 sqm.			
5.	Water Demand and wastewater generation details				
	S.no.	Description	Particulars	Unit	
	1.	Total Water Requirement	1,813	KLD	
	2.	Freshwater requirement	1,200	KLD	
	3.	Flushing water demand	613	KLD	
	4.	Wastewater Generation	1,450	KLD	

5.	Proposed STP Capacity	2 MLD (to be installed in 2 modules of 1000 KLD each based on SBR Technology)	MLD
6.	Treated Water Available for Reuse	1,421	KLD
7.	Green area water requirement	<ul style="list-style-type: none"> • Summer @ 5.5 l/sqm/day= 127 KLD • Winter @ 1.8 l/sqm/day= 42 KLD • Rainy @ 0.5 l/sqm/day= 12 KLD 	
8.	Water balance details	<p>In summer season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 127 KLD shall be used for horticulture purposes and remaining 681 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p> <p>In winter season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 42 KLD shall be used for horticulture purposes and remaining 766 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p> <p>In rainy season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 12 KLD shall be used for horticulture purposes and remaining 796 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p>	
9.	Rain Water Harvesting Potential	3,741 CUM of rainwater shall be collected and utilized for recharging of ground water.	
10.	Municipal Solid Waste Generation	5,472 kg/day will be generated from the residential, commercial and public amenities The biodegradable component of the solid waste shall be converted into manure using	

		composters of size 2x 1000 kgs and 500 kg. The non-biodegradable component shall be handed over to the authorized rag pickers and domestic hazardous waste shall be disposed of as per the SWM rules 2016.
11.	Plantation details	4670 trees are proposed to be planted against the requirement of 4666 trees (1 tree per 80 sqm of plot area= 373330/80)

SEAC was satisfied with the above said ADS reply & by the presentation of the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant Terms of References (ToR) for the establishment of new residential colony project namely "Suntec City ", located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 466702.58 sqm, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions.

Standard TOR Conditions

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

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

2.0 Deliberations during 199th meeting of SEIAA held on 25.01.2022.

The case was considered by SEIAA in its 199th meeting held on 25.01.2022 which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

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

During discussions, representative of the promoter company agreed to take action with respect to specific TORs proposed by SEAC except TOR No. 24 (prescribing the preparation of a remediation plan and natural & community resource augmentation plan in respect of the violations). However, Project

Proponent / their Environmental Consultant failed to submit any reasonable explanation why the TOR No. 24 as proposed by SEAC should not be imposed. As such, SEIAA decided to accept the recommendation made by SEAC.

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

SEIAA observed that as per New Chandigarh Master plan 2008-2031, land use pattern of the project falls in residential area. A copy of the Layout plan approved vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016 has also been submitted. As such, the project is permissible for operation as per extant regulations.

The SEIAA further observed that this is a category 8(b) project i.e., Township and Area Development project as per the Schedule appended to the EIA Notification 14.09.2006 and being a violation case, SEAC has recommended the grant of TORs for carrying out detailed EIA & EMP for such type of projects along with Additional specific TORs in line with OM dated 14.03.2017 of the MoEF&CC as amended on 08.03.2018.

The SEIAA looked into the details of the case and was satisfied with the same. SEIAA further observed that Hon'ble Supreme Court vide its order dated 09.12.2021 passed in Civil Appeal Nos. 7576-7577 of 2021[Arising out of SLP (C.) Nos. 11226-11227 of 2020] titled Electrosteel Steels Limited (Petitioner (s)) Versus Union of India and Ors. etc. (Respondent (s)) ordered that the stay granted by the Hon'ble Madurai Bench of the High Court of Tamil Naidu in respect of OM dated 07.07.2021 is not applicable outside the jurisdiction of the said High Court.

SEIAA therefore concluded that the case is required to be dealt with as per the MoEF Notification dated 07.07.2021. As per the said Notification, action has to be taken against the violator by Punjab Pollution Control Board under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986.

After detailed deliberations, SEIAA decided as under:

- a) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
- b) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - (i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - (ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- c) Terms of reference be issued to the project proponent as recommended by SEAC for carrying out detailed EIA & EMP with additional TORs as under:
 - (i) Project proponent shall submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.

- (ii) Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Deliberations during 229th meeting held on 19.09.2022:

The project proponent has submitted an application for Environmental Clearance for Residential Project namely “Suntec City” located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab by M/s The Indian Co-op House Building Society Ltd. The permissible built-up area of the project will be 4,66,702.58 sq.m. The Project is covered under Activity 8(b) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted EIA Report, Form-2 and other additional documents on online portal. The Project Proponent has submitted Rs. 4,66,702.58/- vide UTR No. N334211731155303 dated 30.11.2021 as verified & checked by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 5306 dated 02.09.2022 has sent the latest construction status report with details as under:

“It is further intimated that the proposed site of the subject cited project was visited by office of the Board on 31/8/2022 and the point wise reply of the comments sought by SEIAA from this office relating to the proposal of the subject cited project is given as under:

Sr. No.	Reports of point sought by SEIAA	Remarks
1.	Construction status of the proposal.	<ol style="list-style-type: none"> 1. The proposed site is located at Village Raihmanpur, tehsil Majri, Distt. S.A.S Nagar. 2. The GPS coordintates of the site are 30.47’22.28’ N,7641’15.37’ E. 3. The project proponent has earmarked the boundary of the project with flags. The project proponent has completed construction/ structure work of main gate. 4. The project proponent has completed structure work of approx.. 15 no. independent floor adjoining main gate and independent floor adjoining main gate and 02 no. Kothi structure work was also completed. The project proponent has also completed structure work 03 no. show room site adjoining the main gate. During visit, no construction work activity was going on at the 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.	<ol style="list-style-type: none"> 1. The following units are located within 500 m radius of the unit: 2. No rice sheller/ stone crusher/ hot mix plant/ cement grinding unit/ brick kiln exist within 500 mtr from the proposed site. 3. There is no jaggery, petroleum outlet exists within 100 mtr of the site.

		<p>4. There is a Siswan drain passing near the site , which is more than 250 mtr away from the site.</p> <p>5. There is no common bio- medical treatment facility within 500 mtr.</p> <p>6. There is no eco sensitive area within 500 mtr.</p> <p>7. There is no MAH industry existing within 300 mtr.</p>
3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.

It is further 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 without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project "Suntec City" by M/s The Indian Co-op House Building Society Ltd.
1.2	Proposal:	SEIAA/MS/2022/5058
1.3	Location of Project:	Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab
1.4	Details of Land area & Built up area:	Plot Area under CLU = 108.58 acres Net Planned Area = 111 acres Permissible Built up area: 4,66,702.58 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S. No. 8(b) – "Township & Area Development Projects" as per EIA Notification dated 14 th September, 2006 and its subsequent amendments as permissible built-up area of the project will be 4,66,702.58 sq.m.
1.6	Cost of the project	Rs. 370 Crores
2.	Site Suitability Characteristics	

2.1	Whether project is suitable as per the provisions of Master Plan:	The project is an area development project and falls in residential zone as per Master plan of New Chandigarh. Copy of the Master plan of New Chandigarh showing the project location is submitted.	
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	CLU has been obtained for 108.58 acres of land vide Memo no. 2629 CTP(PB)/SP-432 dated 03.06.2016. Copy of CLU submitted.	
3	Forest, Wildlife and Green Area		
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	No. The project does not involve any forest land. NOC has been obtained from DFO vide letter no. 8995 dated 24.01.2017.	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. NOC has been obtained from DFO vide letter no. 8995 dated 24.01.2017.	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 10.1 km and 11.2 km respectively from the project location. As both the sanctuaries falls outside 10 km of project location. Thus, NBWL clearance is not required.	
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 80 km from our project location.	
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary and City Bird Sanctuary.	
3.6	Green area requirement and proposed No. of trees:	Total green area: 23,119.69 sq.m. No. of trees required = 4,666 trees Proposed trees to be planted: 4,670 nos.	
4.	Configuration & Population		
4.1	S.No.	Particulars	Area (acres)
	1.	Area under CLU (A)	108.58

2.	Area under Revenue Rasta (B)	2.842
3.	Total area (A+B)	111.422
4.	Permissible EWS area (@ 5% of total area)	5.571
5.	Area under Master Plan Roads (C)	13.212
6.	Reserved Area (D)	3.116
7.	Site Area [A-(C+D)] = E	92.252
8.	Area under Group Housing (F)	7.975
9.	Net Planned area (E-F)	84.277
10.	Area under Green (@ 6.778%)	5.713

*The above details are as per the layout plan approved from Chief Town Planner, Punjab vide no. 4660 CTP (PB) 188-454 dated 21.10.2020.

4.2

Built up area bifurcation:

S.No.	Type	Area (in acres)	FAR	Built up area (in m ²)
1	Residential plots (442)	26.657	2.1	2,26,541.809
2	Residential Independent floors (102)	5.043	2.6	53,061.57
3	Group housing (1)	7.975	1.75	56,478.94
4	EWS pocket (1)	5.751	2.5	58,183.677
Built-up area of Residential Plots, Independent floors, Group housing & EWS (A)				3,94,265.966
Commercial area details				
S.No.	Plot no.	Area (in acres)	Built up area (in m ²)	
1	Commercial Plot	4.193	16,968.469	
Built-up area of Commercial (B)			16,968.469	
Public Amenities details				
S.No.	Type	Area (in acres)	Built up area (in m ²)	
1	Nursery School/Crèche	0.649	2626.40	
2	Pre-Primary School	0.27	1311.18	
3	High School	4.362	26478.58	
4	Primary School	1.298	5252.81	
5	Primary School	1.289	5216.39	
6	Dispensary	0.382	2318.83	
7	Community Center	1.516	6135.03	
8	Religious Site	0.289	1169.54	
9	Police Post	0.183	1110.85	
10	Suvidha Kender (CFC)	0.197	797.23	

	11	Area under Sub Station & STP (0.622 acre) + Water Works Site (0.132 acre)		3051.3
	Built-up area of Public Amenities (C)			55,468.14
	Overall Permissible Built-up area (A+B+C)			4,66,702.58
*The above details are as per the Final EIA report submitted.				
4.3	Proposal & Configuration		442 Residential plots, 102 Independent floors, Commercial, Group Housing site, EWS site, public amenities such as crèche, Primary School, high School, Dispensary, Community Centre, etc.	
4.4	Population details:			
	S.No.	Description	No of Plots/Area	PPU/acre
	1.	Residential		
		• Residential plots	442 Plots	15 persons per plot
		• Independent Floors (S+4)	12 Plots	20 persons per plot
		• Independent Floors (S+3)	90 Plots	15 persons per plot
		• EWS	5.751 acres	400 persons per acre
		• Group Housing	7.975 acres	300 persons per acre
	2.	Commercial	4.193 acres	100 persons per acre
	3.	Amenities:		100 persons per acre
		• Educational Site	7.87 acres	787
		• Other Public buildings	3.321 acres	332
	Total Estimated Population			14,451
5	Water			
5.1	Water Demand Calculations			
	S.No.	Description	Total Occupancy	Per capita water requirement (lpcd)
	1.	Residential		
		• Residential plots	6630	135
		• Independent Floors (S+4)	240	135
		• Independent	1350	135
				182

	Floors (S+3)			
	• EWS	2300	135	311
	• Group Housing	2393	135	323
2.	Commercial	419	45	19
3.	Amenities:			
	• Educational Site	787	45	35
	• Other Public buildings	332	45	15
	Water Demand			1,813 KLD
5.2	Total fresh water requirement:	1,813 KLD		
5.3	Source:	Borewell		
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	No, application has been filed to PWRDA for obtaining NOC for abstraction of ground water for quantity of 1,813 KLD through 3 proposed bore wells.		
5.5	Total wastewater generation:	1,450 KLD		
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>	1,450 KLD of sewage will be generated from the project which will be treated in proposed STP of 2 MLD to be installed in modules (2*1000 KLD based on SBR technology).		
5.7	Treated wastewater for flushing purpose:	613 KLD		
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 127 KLD Winter: 42 KLD Monsoon: 12 KLD		
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer that has already been laid on PR 7 Master Plan Road. A copy of permission for discharging treated wastewater into public sewer has been obtained from GMADA vide Memo no.SE(C-1) GMADA/2019/85 dated 11.01.2019 submitted.		

5.10	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA sewer
	1.	1,813 KLD	1,450 KLD	1,421 KLD	613 KLD	Summer: 127 KLD Winter: 42 KLD Monsoon: 12 KLD	Summer: 681 KLD Winter: 766 KLD Monsoon: 862 KLD
	As per GMADA letter, till the trunk sewer is laid down, the promoter company shall be responsible for disposal of treated wastewater into sewer. The Promoter company needs to explain the alternate mode of disposal in case aforementioned situation.						
5.11	Rain water harvesting proposal:				13 no. of rain water recharging pits with dual bore have been proposed for artificial rain water recharge within the project premises. Layout showing 13 rain water recharging pits is enclosed along with application.		
6	Air						
6.1	Details of Air Polluting machinery:				1 DG set of 25 KVA capacity for essential services such as STP, borewell, etc.		
6.2	Measures to be adopted to contain particulate emission/Air Pollution				DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.		
7	Waste Management						
7.1	Total quantity of solid waste generation				5,472 kg/day		
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)				Biodegradable waste will be composted in 2 Mechanical Composters of 2*1000 & 1*500 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.		
7.3	Details of management of Hazardous Waste.				Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the		

		Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																																				
8	Energy Saving & EMP																																					
8.1	Power Consumption:	Total power demand for the project will be 9,834 KW (10,926 KVA) which will be provided by Punjab State Power Corporation Limited (PSPCL).																																				
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar street lights will be provided within the project premises.																																				
8.3	<p>Details of activities under Environment Management Plan.</p> <p>Construction Phase:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Title</th> <th>Capital Cost (Rs. Lakhs)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)</td> <td>13 (Out of which, Rs. 9.7 Lakhs has already been spent)</td> <td>1</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control <ul style="list-style-type: none"> Septic tank (construction phase) Sewage Treatment Plant (STP of 2000 KLD, SBR) </td> <td>150 (Out of which, Rs. 2.65 Lakhs has already been spent)</td> <td>4</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control</td> <td>5</td> <td>0.5</td> </tr> <tr> <td>4.</td> <td>Landscaping</td> <td>50 (Out of which, Rs. 22 Lakhs has already been spent)</td> <td>5</td> </tr> <tr> <td>5.</td> <td>Solid Waste Management (Mechanical composters of 2 × 1000 kg & 1 × 500 kg & other solid waste disposal)</td> <td>50</td> <td>3</td> </tr> <tr> <td>6.</td> <td>Rain water recharging pits (13 pits with dual bore)</td> <td>50</td> <td>2</td> </tr> <tr> <td>7.</td> <td>Energy Conservation</td> <td>20</td> <td>2</td> </tr> <tr> <td>8.</td> <td>Environmental monitoring</td> <td>5</td> <td>5</td> </tr> </tbody> </table>		S. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	1.	Air Pollution Control (tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	13 (Out of which, Rs. 9.7 Lakhs has already been spent)	1	2.	Water Pollution Control <ul style="list-style-type: none"> Septic tank (construction phase) Sewage Treatment Plant (STP of 2000 KLD, SBR) 	150 (Out of which, Rs. 2.65 Lakhs has already been spent)	4	3.	Noise Pollution Control	5	0.5	4.	Landscaping	50 (Out of which, Rs. 22 Lakhs has already been spent)	5	5.	Solid Waste Management (Mechanical composters of 2 × 1000 kg & 1 × 500 kg & other solid waste disposal)	50	3	6.	Rain water recharging pits (13 pits with dual bore)	50	2	7.	Energy Conservation	20	2	8.	Environmental monitoring	5	5
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7.	Energy Conservation	20	2																																			
8.	Environmental monitoring	5	5																																			

	9.	Miscellaneous	10	2
	Total		Rs. 353 Lakhs	Rs. 24.5 Lakhs/ annum
Operation Phase:				
	S.No.	Title	Recurring Cost (Rs. Lakhs/ Annum)	
	1.	Air Pollution Control	1	
	2.	Water Pollution Control <ul style="list-style-type: none"> Maintenance & working of Sewage Treatment Plant (STP of 2000 KLD, SBR) 	10	
	3.	Noise Pollution Control	1	
	4.	Landscaping	7	
	5.	Solid Waste Management	6	
	6.	Rain water recharging pits (Maintenance of pits)	4	
	7.	Energy Conservation	5	
	8.	Environmental monitoring	5	
	9.	Miscellaneous	5	
	Total		Rs. 44 Lakhs /annum	
8.4	CER Activities:			
	S. No.	Description	Amount (in Rs. Crores)	
	1.	Construction/maintenance of toilets (girls & boys) as well as maintenance of classrooms in Government School, Villages Palheri	0.22	
	2.	Provide Ambulance to Primary Health & Wellness Centre at Village Palheri	0.5	
	3.	Pond rejuvenation at Village Palheri	1.5	
	Total		Rs. 2.22 Crores	
8.5	a) Whether damage assessment plan, remediation plan and natural & community resource augmentation implementation plan submitted or not?		a) Yes submitted. b) The total cost of the Rs. 370 Crores and 1% of the project cost (Rs. 3.7 Crore) shall be spent under CER. Further, Rs. 1.6 Crore shall be spent on remediation plan for	

	b) CER Details along with proposed cost under remediation and natural & community resource augmentation implementation plan	violation. Besides this, under natural and community resource augmentation implementation plan, Rs. 1.5 Crore shall be spent on rejuvenation of pond. Details submitted.
8.6	Latest status of the complaint filed by Punjab Pollution Control Board against the promoter company for the violations of the provisions of EIA notification dated 14.09.2006.	Documents pertaining to complaint filed in the court submitted.

On perusal of the EDS reply dated 14.09.2022 and the presentation made by the Project Proponent, the SEAC observed that the Project Proponent was given personal hearing before Chairman, PPCB on 01.07.2019 due to the reason that the Project Proponent had started construction without obtaining Environment Clearance. After hearing, it was decided that the promoter company shall furnish a bank guarantee amounting to Rs. 10 Lakhs to Environmental Engineer, Regional Officer, SAS Nagar as assurance to not to carry out any development work at site without getting Environmental Clearance as well as assurance to comply with various environmental laws/rules. Further, it was decided that the NOC applied by the promoter company be granted (after the submission of the said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting Environmental Clearance.

In compliance to the decisions taken by SEIAA during its 179th Meeting held on 12.04.2021, show cause notice was issued to the Project Proponent vide letter No. 4069 dated 04.05.2021. Further, Project Proponent was directed vide letter No. 4071 dated 04.05.2021 not to undertake any further construction. Further, during 192nd meeting of SEIAA held on 01.11.2021, representative of the promoter company submitted notarized affidavit vide letter dated 01.11.2021, as directed by SEIAA during their visit to the project on 18.10.2021, wherein, along with others it was mentioned that no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining environmental clearance.

SEIAA in their visit report dated 18.10.2021 indicated that the Project Proponent has constructed roads in one pocket of the project in an area of about 4-5 acres. In the said pocket, sewer has been laid and electric poles have been erected along side the roads. 2 parks have been developed and fencing has been partially erected on the front site of the project. Further entrance gate has been constructed and structures of 3 buildings (G+2) with approximate combined built-up area of 950 sqm and 2 labor huts-cum-storage rooms with built up area of about 15 sqm have been partially constructed and no occupancy was found in the same.

The SEAC perused the status report of the PPCB submitted vide letter No. 5306 dated 02.09.2022, wherein, it was mentioned that the Project Proponent has completed construction/structure work of main gate and has also completed structure work of approximately 15 No. independent floors adjoining main gate and 2 No. Kothi structure work was also completed. Further, structure work of 3 No. showrooms adjoining main gate has also been completed.

The SEAC perused the EDS reply dated 14.09.2022 submitted by the Project Proponent and observed that in the Damage Assessment Plan, the Project Proponent has mentioned that the structural work of 15 independent floors, 2 no. of Kothi's and 3 no. showrooms have been partially constructed with approximate built-up area of 3133.37 sqm.

In view of the position explained above, the Committee observed that the Project Proponent has carried out the construction in-spite of the directions issued by PPCB & SEIAA not to carry out any development work at site without getting the Environmental Clearance. Further, the Project Proponent has also violated the commitment made in their affidavit dated 01.11.2021. The Committee asked the Project Proponent to explain the same. The Project Proponent agreed that he has carried out construction after the site visit made by SEIAA on 18.10.2021.

The SEAC observed that the figures with respect to the total water demand, waste water generation, green area requirements, water balance diagrams for summer, winter & rainy seasons mentioned in the agenda does not match with the presentation made by the Project Proponent. **The Committee asked the Project Proponent to revise the water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.** The Project Proponent agreed to provide the same.

SEAC further observed that the Project Proponent has proposed to discharged excess quantity of its treated waste water into GMADA sewer. The Project Proponent has submitted permission dated 11.01.2019 issued by GMADA wherein, it has been mentioned that GMADA shall allow the promoter company to connect its outfall sewer into the proposed trunk sewer to be laid by GMADA, however, till the time the said trunk sewer is laid by GMADA, the promoter company shall be responsible for the disposal of treated waste water at their own cost and arrangement. The Committee asked the Project Proponent to explain the latest position with respect to the laying down of trunk sewer. The Project Proponent informed the Committee that GMADA vide letter dated 16.09.2022 informed that the sewer network for treated sewage is being laid in New Chandigarh by their office and the work is under progress. On completion of the work, the promoter company would also be allowed to discharge their surplus treated sewage subject to the terms & conditions laid by GMADA. The Committee noted the same and took a copy of the letter on record.

The SEAC perused the EDS reply submitted by the Project Proponent for parking requirements for different components of the project and observed that the Project Proponent has not submitted the component wise requirements for parking. The Committee asked the Project

Proponent to submit the details of the parking required as per norms and proposed to be provided.

The Committee observed that the Environment Consultant of the Project Proponent assessed the damage done to the environment due to the construction activity carried out by the Project Proponent with respect to air, noise, water, ecology & land as Rs. 13.10 Crore. Whereas, the remediation assessment cost has been estimated as Rs. 1.6 crore and the cost for natural & community resource augmentation plan has been estimated as Rs. 1.5 crore. The Committee asked the Project Proponent to explain the difference in cost of damage assessment and remediation plan. The Project Proponent informed that the cost for damage assessment has been inadvertently mentioned as Rs. 13.10 crore and requested the Committee to allow him to submit the revised damage assessment plan. Further, the Committee asked the Project Proponent to provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in majri etc. The Committee also asked the Project Proponent to provide the timeline for carrying out the activities proposed in the remediation plan and natural and community resource augmentation.

SEAC perused the EDS reply dated 14.09.2022 for carrying out activities under CER wherein, the Project Proponent has mentioned that 1 % of the total project cost i.e Rs. 3.7 crores shall be spent on CER activities, however, the breakup of the total cost of 1.9 crore has been provided. Further, the NOCs shown during the meeting issued by the Sarpanch Village-Palheri, was also not found up to the mark. The Committee asked the Project Proponent to submit the revised NOC.

The Committee perused the EDS reply with respect to the status of prosecution filed by PPCB for violation the provision of EIA notification, 2006. The Committee asked the Project Proponent to submit the latest status of prosecution. The Project Proponent agreed to provide the same.

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

- (i) The Project Proponent shall submit the revised water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.
- (ii) The Project Proponent shall submit an affidavit to ensure that their shall be no occupancy of any plot/flat/commercial unit till the project sewer is connected with the GMADA sewer.
- (iii) The Project Proponent shall submit the details of the parking required as per norms and proposed to be provided.

- (iv) The Project Proponent shall submit the revised damage assessment plan. Further, he shall also provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in majri etc. along with their timelines.
- (v) The Project Proponent shall submit the revised cost for carrying out various activities under CER along with their NOCs from the respective authorities.
- (vi) The Project Proponent shall submit the latest status of prosecution of the case filed by PPCB.

3.0 Deliberations during 230th meeting of SEAC held on 08.10.2022.

The meeting was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. No.	ADS Sought	Reply
1.	The Project Proponent shall submit the revised water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.	Revised water demand, wastewater generation details, flushing requirements along with water balance diagrams for all the 3 seasons submitted.
2.	The Project Proponent shall submit an affidavit to ensure that there shall be no occupancy of any plot/flat/commercial unit till the project sewer is connected with the GMADA sewer.	NOC has been obtained from GMADA stating that sewer network will be laid in one year of time. Copy of NOC submitted. Further, it is to ensure that no occupancy will be allowed in plot/flat/commercial unit until the project sewer is connected to GMADA sewer line. Affidavit stating the same submitted.
3.	The Project Proponent shall submit the details of the parking required as per norms and proposed to be provided.	Every plot owner will provide parking facility as per norms of Punjab Urban Planning and Development Building Rules, 2021. Affidavit stating the same submitted.

<p>4.</p>	<p>The Project Proponent shall submit the revised damage assessment plan. Further, he shall also provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in Majri, etc. along with their timelines.</p>	<p>Revised Chapter 13 stating revised damage assessment plan along with remediation plan and natural & community resource augmentation plan submitted. It is concluded that impact on all environmental parameters such as air, water, noise, land and ecological environment due to development in the project without obtaining environmental clearance is 'Medium'. Amount of Rs. 37 lakhs have already been spent on the environment protection measures. Further, an amount of Rs. 3.1 Crores has been allocated towards environment improvement under remediation plan (Rs. 1.5 Crores) & natural & community resource augmentation plan (Rs. 1.6 Crores). Details of the same along with their timeline is given in Table 1 & Table 2 below:</p> <p style="text-align: center;"><u>Table 1: Activities under Remediation Plan</u></p> <table border="1" data-bbox="715 869 1372 1160"> <thead> <tr> <th>S. No.</th> <th>Activity</th> <th>Amount (Rs. in crores)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rejuvenation of pond located in Village Bakarpur</td> <td>1.5</td> </tr> <tr> <td></td> <td>Total Amount</td> <td>Rs. 1.5 Crores</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Table 2: Activities under Natural & Community Resource Augmentation Plan</u></p> <table border="1" data-bbox="715 1328 1385 1704"> <thead> <tr> <th>S. No.</th> <th>Activity</th> <th>Amount (in Lakhs)</th> <th>Time-line</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rejuvenation of pond located in Village Palheri</td> <td>85</td> <td rowspan="3">Within 1 year of grant of EC</td> </tr> <tr> <td>2.</td> <td>Nanak Bagichi in Village Bakarpur</td> <td>75</td> </tr> <tr> <td></td> <td>Total Amount</td> <td>Rs. 1.6 Crores</td> </tr> </tbody> </table> <p>In addition, Rs. 13.15 Lakhs has already been spent on certain activities in Village Palheri in the park (such as earth filling, benches, street lights, etc.), Gurudwara (such as pavers, benches), bus stop, shed in cremation ground, etc.</p>	S. No.	Activity	Amount (Rs. in crores)	1.	Rejuvenation of pond located in Village Bakarpur	1.5		Total Amount	Rs. 1.5 Crores	S. No.	Activity	Amount (in Lakhs)	Time-line	1.	Rejuvenation of pond located in Village Palheri	85	Within 1 year of grant of EC	2.	Nanak Bagichi in Village Bakarpur	75		Total Amount	Rs. 1.6 Crores
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5.	The Project Proponent shall submit the revised cost for carrying our various activities under CER along with their NOCs from the respective authorities.	<p>As project cost is Rs. 370 Crores, thus, 1% of the project cost needs to be spent under CER activities. Thus, Rs. 3.7 Crores has been proposed to be spent under below mentioned CER activities in Table 3.</p> <p style="text-align: center;">Table 3: CER Activities</p> <table border="1" data-bbox="715 398 1385 1182"> <thead> <tr> <th data-bbox="715 398 818 521">S. No.</th> <th data-bbox="818 398 1238 521">CER Activities</th> <th data-bbox="1238 398 1385 521">Amount (in Rs. Crores)</th> </tr> </thead> <tbody> <tr> <td data-bbox="715 521 818 689">1.</td> <td data-bbox="818 521 1238 689">Solid Waste Management at Village Bakarpur (Installation of Mechanical Composter 2,000 Kg & various allied works)</td> <td data-bbox="1238 521 1385 689">1</td> </tr> <tr> <td data-bbox="715 689 818 770">2.</td> <td data-bbox="818 689 1238 770">To provide Ambulance to the wellness center in Village Palheri</td> <td data-bbox="1238 689 1385 770">0.5</td> </tr> <tr> <td data-bbox="715 770 818 862">3.</td> <td data-bbox="818 770 1238 862">To install Solar panels of 250 KW in Village Bakarpur</td> <td data-bbox="1238 770 1385 862">1.3</td> </tr> <tr> <td data-bbox="715 862 818 958">4.</td> <td data-bbox="818 862 1238 958">To install Biogas plant (5,000 cub. mt.) in Village Bakarpur</td> <td data-bbox="1238 862 1385 958">0.5</td> </tr> <tr> <td data-bbox="715 958 818 1086">5.</td> <td data-bbox="818 958 1238 1086">Jute Bag distribution and plantation activities in Village Palheri</td> <td data-bbox="1238 958 1385 1086">0.4</td> </tr> <tr> <td data-bbox="715 1086 818 1182"></td> <td data-bbox="818 1086 1238 1182">Total Amount</td> <td data-bbox="1238 1086 1385 1182">Rs. 3.7 Crores</td> </tr> </tbody> </table> <p>NOC has been obtained from Sarpanch of Village Bakarpur for undertaking above mentioned CER activities. Copy of NOC submitted.</p>	S. No.	CER Activities	Amount (in Rs. Crores)	1.	Solid Waste Management at Village Bakarpur (Installation of Mechanical Composter 2,000 Kg & various allied works)	1	2.	To provide Ambulance to the wellness center in Village Palheri	0.5	3.	To install Solar panels of 250 KW in Village Bakarpur	1.3	4.	To install Biogas plant (5,000 cub. mt.) in Village Bakarpur	0.5	5.	Jute Bag distribution and plantation activities in Village Palheri	0.4		Total Amount	Rs. 3.7 Crores
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2.	To provide Ambulance to the wellness center in Village Palheri	0.5																					
3.	To install Solar panels of 250 KW in Village Bakarpur	1.3																					
4.	To install Biogas plant (5,000 cub. mt.) in Village Bakarpur	0.5																					
5.	Jute Bag distribution and plantation activities in Village Palheri	0.4																					
	Total Amount	Rs. 3.7 Crores																					
6.	The Project Proponent shall submit the latest status of prosecution of the case filed by PPCB.	Copy of latest court case status filed by PPCB submitted. Case has been adjourned to 17.11.2022.																					

During meeting, the Committee perused the reply submitted by the Project Proponent and observed that the Project Proponent has not given proper/detailed justification for calculating the damage assessment of Rs. 3.10 Crores under damage to air, water, noise, ecological damage etc. The Committee accordingly asked the Project Proponent to calculate the damage assessment amount based on proper justification.

The Committee further perused the details of the amount to be spent under Environmental Management Plan for both construction and operational phase. The Committee observed that the cost proposed to be spent on the various activities under the EMP was found to be lower side with respect to air & water pollution control, land scaping etc. and needs to be revised. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted the details of the total project cost incurred up to the date of filing the application which is required for calculating the penalty amount in violation cases, in compliance of OM dated 07.07.2021 issued by MoEF&CC. The Project Proponent was asked to provide the copy of the total project cost incurred up to the date of filing the application, certified by the Chartered Accountant.

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

1. The Project Proponent shall calculate the damage assessment amount based on proper justification.
2. The Project Proponent shall submit the revised Environment Management Plan by revising the cost towards air & water pollution control, land scaping etc.
3. The Project Proponent shall submit the certificate authenticated by Chartered Accountant for total project cost incurred up to the date of the filing of application during the period of violation.

Item No. 230.02: Application for Environmental Clearance for establishment of Commercial Project “Mohali Citi Centre Walk” (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by M/s KLG Infra. (Proposal No. SIA/PB/MIS/265451/2022)

The project proponent has applied for obtaining Environmental Clearance for establishment of Commercial Project “Mohali Citi Centre Walk” (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab. The total land area of project is 5.69 acres with built up area of 26,035.772 sqm. The Project is covered under Category 8(a) of the schedule appended with EIA Notification dated 14.09.2006.

The project proponent submitted the Checklist, Form I, Form IA, Conceptual Plan and other additional documents through online portal. The Project Proponent has deposited Rs. 41,414/- vide UTR No. N090220007702213 dated 31.03.2022 & Rs. 10,660/- vide UTR No. N243220008646552 dated 31.08.2022, as checked & verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 2610 dated 27.04.2022 has sent the construction status report with details as under:

“The site was visited by officer of the Board on 20.04.2022 and it was observed as under:

- 1. As per the site shown, no demarcation was done. No site development work has been started at site. To the North side of the plot is Airport Road, to the South side are plots of Block-E of the Aerocity, to the East Side is Block-E of the Aerocity and to the West side is commercial site of Jubilee Square. At the back side of the proposed site, there are residential plots of the Aerocity.*
- 2. As per the boundary limits site shown by the Project Proponent during the visit, there is no MAH industry/cement plant/grinding unit/rice sheller/saila plant/stone crushing/screening-cum-washing unit/hot mix plant/brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500m from the boundary of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.*
- 3. The GMADA has laid down sewer and storm water in the sector.*

It is pertinent to mention here that the proposed site is situated within the jurisdiction of M.C, Mohali/GMADA. However, the STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STP installed by GMADA authorities is yet to be made. Moreover, the Project Proponent has not submitted the alternate proposal for mode of disposal. “

3.0 Deliberations during 230th meeting of SEIAA held on 08.10.2022.

The case was considered by the following:

- (i) Mr. Anil Goyal, Partner, M/s KLG Infra.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent	Commercial Project "Mohali Citi Centre Walk" (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra. Mr. Anil Goyal (Partner)
1.2	Proposal	SIA/PB/MIS/265451/2022
1.3	Location of Project	Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab
1.4	Details of Land area & Built up area	Total Plot Area = 5.69 acres Built up area = 26,035.772 m ²
1.5	Category under EIA notification dated 14.09.2006	The project is covered under category -8(a) - Building & Construction Project, as per the EIA Notification of Ministry of Environment, Forest & Climate Change (MoEF&CC) dated 14-Sep-06 and amendments thereof.
1.6	Cost of the project	Rs. 197.89 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan	The site of the project falls in the Mix Land Use as per the Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Allotment letter vide Memo No. EO/2021/91217 dated 15.12.2021 has been issued by GMADA in the name of M/s KLG Infra for the establishment of commercial project in the land area of 5.69 acres. A copy of allotment letter issued by GMADA submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	No, undertaking regarding no litigation pending against the land on which the project is setup submitted.
3.2	Whether the project required clearance under the provisions of Punjab	No, an undertaking that no PLPA land is involved in the land area of the project submitted.

	Land Preservation Act (PLPA), 1900.																																															
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	The City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 10 km and 14.5 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 submitted.																																														
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary and City Bird Sanctuary.																																														
3.5	Green area requirement and proposed No. of trees:	Total green area: 598.77 sq.m. No. of trees required = 288 trees (1tree/80 sqm) Proposed trees to be planted: 289 trees																																														
4.	Configuration & Population																																															
4.1	Proposal & Configuration	<p>Total area of project site is 23,041.50 sq. m. (5.690 acres). While, built-up area of the project is 26,035.772 sq. m. The detailed area statement is provided below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq. m.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Site Area</td> <td>23,041.50</td> </tr> <tr> <td>5.</td> <td>FAR</td> <td>10,365.7</td> </tr> <tr> <td>6.</td> <td>Non-FAR</td> <td>15,670.2857</td> </tr> <tr> <td>7.</td> <td>Green Area</td> <td>598.77</td> </tr> <tr> <td>8.</td> <td>Built up Area</td> <td>26,035.772</td> </tr> </tbody> </table> <p>Bifurcation of the built-up area as under:</p> <table border="1"> <thead> <tr> <th>Block details</th> <th>FAR (in Sq. mt.)</th> <th>Non FAR (in Sq. mt.)</th> <th>Built-Up Area (in Sq. mt.)</th> </tr> </thead> <tbody> <tr> <td>Block 01</td> <td>1,092.75 4</td> <td>1,092.75 4</td> <td>2,185.51</td> </tr> <tr> <td>Block 02</td> <td>2,058.59 8</td> <td>2,058.59 8</td> <td>4,117.196</td> </tr> <tr> <td>Block 03</td> <td>2,087.99</td> <td>1,946.08 6</td> <td>4,034.077</td> </tr> <tr> <td>Block 04</td> <td>2,090.99 8</td> <td>1,956.53 8</td> <td>4,047.536</td> </tr> <tr> <td>Block 05</td> <td>1,653.27 4</td> <td>1,653.27 4</td> <td>3,306.547</td> </tr> <tr> <td>Block 06</td> <td>1,382.09</td> <td>1,382.09</td> <td>2,764.179</td> </tr> </tbody> </table>	S. No.	Description	Area (in sq. m.)	1.	Total Site Area	23,041.50	5.	FAR	10,365.7	6.	Non-FAR	15,670.2857	7.	Green Area	598.77	8.	Built up Area	26,035.772	Block details	FAR (in Sq. mt.)	Non FAR (in Sq. mt.)	Built-Up Area (in Sq. mt.)	Block 01	1,092.75 4	1,092.75 4	2,185.51	Block 02	2,058.59 8	2,058.59 8	4,117.196	Block 03	2,087.99	1,946.08 6	4,034.077	Block 04	2,090.99 8	1,956.53 8	4,047.536	Block 05	1,653.27 4	1,653.27 4	3,306.547	Block 06	1,382.09	1,382.09	2,764.179
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		Total	10,365.7	10,089.3	20,455.04			
				4	5			
		Basement area including Ramp	-	-	5,506.217			
		Fire staircase & mumty area	-	-	74.728			
		Total Built up area			26,035.99			
		<i>*The above details are as per the conceptual plan.</i>						
4.2	Population details:							
	S. No.	Description	Area (in sq. m.)	Criteria	No. of Persons			
	Block A							
	1.	Block 01	1,092.754	3 sq.m. /person	364			
	2.	Block 02	2,058.598	3 sq.m. /person	686			
	3.	Block 03	2,087.99	3 sq.m. /person	696			
	4.	Block 04	2,090.998	3 sq.m. /person	697			
	5.	Block 05	1,653.274	3 sq.m. /person	551			
	6.	Block 06	1,382.09	3 sq.m. /person	461			
		Total Population			3,455			
	1.	Staff (@ 10% of total population)			346			
	2.	Visitors (@ 90% of total population)			3,109			
5	Water							
5.1	Water demand details:							
	S. No.	Description	No. of Person	Criteria for water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing water (lpcd)	Flushing Water Requirement (KLD)	Fresh Water Requirement (KLD)
	1	Staff	346	45	16	20	7	9
	2	Visitors	3,109	15	47	10	31	16
		Total	3,455		63		38	25
	Water req. for green area in Summer Season (@ 5.5 lit/sq.m./day)							3
	Water req. for green area in Winter Season (@ 1.8 lit/sq.m./day)							1

	Water req. for green area in Monsoon Season (@ 0.5 lit/sq.m./day)	0.3														
	Waste water Generated (80%)	50														
5.2	Total fresh water requirement:	25 KLD														
5.3	Source:	GMADA Supply														
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Water supply will be provided through GMADA as per (x) condition in the allotment letter. Allotment letter has been issued by GMADA vide Memo No. EO/2021/91217 dated 15.12.2021 for plot area of 5.69 acres. Copy of Allotment letter from GMADA submitted.														
5.5	Total wastewater generation:	50 KLD														
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>	50 KLD of sewage will be generated from the project which will be treated in proposed STP of 75 KLD capacity based on MBBR technology.														
5.7	Treated wastewater for flushing purpose:	38 KLD														
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 3 KLD Winter: 1KLD Monsoon: 0.3 KLD														
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed to GMADA sewer.														
5.1	Cumulative Details:															
0	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Excess will be disposed of into GMADA Sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>63 KLD</td> <td>50 KLD</td> <td>49 KLD</td> <td>38 KLD</td> <td>Summer: 3 KLD Winter: 1 KLD Monsoon: 0.3 KLD</td> <td>Summer: 8 KLD Winter: 10 KLD Monsoon: 10.7 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed of into GMADA Sewer	1.	63 KLD	50 KLD	49 KLD	38 KLD	Summer: 3 KLD Winter: 1 KLD Monsoon: 0.3 KLD	Summer: 8 KLD Winter: 10 KLD Monsoon: 10.7 KLD	
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	*Permission for discharging of excess treated wastewater into sewer has been accorded by GMADA vide its condition to the effect that the allottee shall be entitled for sewer and storm water connection in the main sewer and storm network developed by GMADA.															
5.1	Rain water harvesting proposal:	5 no. of rain water recharging pits have been proposed for artificial rain water recharging within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	DG set of capacity 500 KVA														

6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.																											
7	Waste Management																												
7.1	Total quantity of solid waste generation	691 kg/day																											
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be managed by installation of Mechanical Composter of size 350 kg and manure generated will be utilized within the project for landscaping.																											
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																											
8	Energy Saving & EMP																												
8.1	Power Consumption:	Total power demand = 1,500 KW Agency: Punjab State Power Corporation Limited (PSPCL).																											
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar panels are being proposed within the project premises. The project will generate 259 KW of power generation. 9 KW energy will be saved by utilizing LED bulbs in common & street areas & other measures etc.																											
8.3	Details of activities under Environment Management Plan and Corporate Environmental Responsibility: Construction phase <table border="1" data-bbox="284 1294 1385 2024"> <thead> <tr> <th>Description</th> <th>Capital (in Rs. Lakhs)</th> <th>Recurring Cost (in Rs. Lakhs)</th> </tr> </thead> <tbody> <tr> <td>Waste water Management: Dual plumbing system, Sewage Treatment Plant</td> <td>50</td> <td>2</td> </tr> <tr> <td>Air & Noise Pollution Management (Acoustics enclosures for DG set)</td> <td>5</td> <td>1</td> </tr> <tr> <td>Landscaping</td> <td>3</td> <td>1</td> </tr> <tr> <td>Rainwater Recharging (5 RWH pits)</td> <td>10</td> <td>2</td> </tr> <tr> <td>Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)</td> <td>5</td> <td>4</td> </tr> <tr> <td>Waste Management: (Collection of Solid Waste and disposal, Mechanical composter)</td> <td>12</td> <td>2</td> </tr> <tr> <td>Energy Conservation measures</td> <td>100</td> <td>1</td> </tr> <tr> <td>TOTAL</td> <td>Rs. 185 lakhs</td> <td>Rs. 13 lakhs</td> </tr> </tbody> </table>		Description	Capital (in Rs. Lakhs)	Recurring Cost (in Rs. Lakhs)	Waste water Management: Dual plumbing system, Sewage Treatment Plant	50	2	Air & Noise Pollution Management (Acoustics enclosures for DG set)	5	1	Landscaping	3	1	Rainwater Recharging (5 RWH pits)	10	2	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	4	Waste Management: (Collection of Solid Waste and disposal, Mechanical composter)	12	2	Energy Conservation measures	100	1	TOTAL	Rs. 185 lakhs	Rs. 13 lakhs
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Operation Phase		Description	Recurring Cost (in Rs. Lakhs)	
		Waste Water Management (Sewage Treatment Plant)	5	
		Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1	
		Landscaping	3 (For three years)	
		Rainwater Recharging	2	
		Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.5	
		Waste Management: (Collection of Solid Waste And disposal)	3	
		Energy Conservation measures	3	
		TOTAL	Rs. 18.5 say 19 Lakhs	
8.4	CER details	S. No.	Activities	Cost (in lakhs)
		1.	Rejuvenation of 2 ponds located in the nearby villages	100 (Rs. 50 lakhs per pond)
		2.	Development of Mini Forest (Nanak Bagchi)	97
		Total		Rs. 197 lakhs (Rs. 1.97 Crore)

During meeting, the Committee perused the status report submitted by Punjab Pollution Control Board vide letter dated 27.04.2022, wherein, it has been mentioned that the proposed site of the project is situated within the jurisdiction of M.C, Mohali/GMADA. The STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STP installed by GMADA authorities is yet to be made. Moreover, the Project Proponent has not submitted the alternate proposal for mode of disposal.

The Committee further perused the allotment letter issued by GMADA vide memo no. EO/2021/91217 dated 15.12.2021, wherein, GMADA has incorporated condition that the Project Proponent shall be entitled for sewer and storm water connection in the main sewer and storm network developed by GMADA.

On perusal of the aforementioned status report and allotment letter issued by GMADA, the Committee observed that the Project Proponent is required to obtain letter from GMADA, in reference to the comments made by PPCB in their status report submitted vide letter dated 27.04.2022. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has proposed to spend Rs. 1.97 Crore on CER activities by carrying out rejuvenation of 2 ponds located in the nearby village and development of mini forest. However, NOC from Sarpanch of the Villages for carrying out rejuvenation of Village ponds have not been submitted. Further, NOC from the concerned authority for development of Mini Forest has also not submitted. The Committee asked the Project Proponent to submit the NOCs from the concerned authorities. The Project Proponent agreed to same.

The Committee further observed that the Project Proponent has not submitted the details pertaining to the no. and type of commercial outlets to be constructed under each of the building block. The Project Proponent agreed to provide the details.

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

1. The Project Proponent shall submit the clarification from GMADA, in reference to PPCB status report that "STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project and the upgradation of existing STP installed by GMADA authorities is yet to be made".
2. The Project Proponent shall submit NOC from respective village Sarpanchs for carrying out rejuvenation of village ponds as proposed under CER.
3. The Project Proponent shall submit NOC from the concerned authority for development of Mini Forest.
4. The Project Proponent shall submit the details pertaining to the no. and type of commercial outlets to be constructed under each of the building block.

Item no. 230.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of residential-cum-commercial complex “Palm Garden” in the revenue estate of Village Sahnewal Khurd Bilga, Tehsil & District Ludhiana, Punjab by M/s Malhotra Land Developers & Colonizers Private Limited. (Proposal No. SIA/PB/MIS/45626/2018).

The Project Proponent has submitted an application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for establishment of residential cum commercial complex “Palm Garden” in the revenue estate of Village Sahnewal Khurd Bilga, Tehsil & District Ludhiana. The total plot area of the project is 165.80 acres having built up area of 2,28,557.84 sqm. The project is covered under activity B2 & category 8 (b) of the schedule appended with the EIA notification 14.09.2006.

The Project was earlier issued Terms of Reference vide no. SEIAA/2960 dated 21.07.2016 for preparation of the EIA study report. Thereafter, the project was again issued additional specific Terms of Reference w.r.t the violation committed by the project proponent. The details of the additional specific ToR issued are as under:

- 1. The project proponent shall make an assessment o ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.*
- 2. The project proponent will submit copy of Memorandum of Article & Association/ Partnership deed / undertaking of sole proprietorship / list of Directors and names of other persons responsible for managing the day-to – day affairs of the project.*

The Project Proponent mentioned in the application proposal that developmental work pertaining to the 998 plots to be constructed has been carried out up to 3.11% and for shops up to 7.19% and the overall project completion status is less than 20%.

The Project Proponent has submitted an affidavit dated 19.10.2019 to the effect that some construction has been carried out in the complex without obtaining Environmental Clearance in violation of the EIA notification dated 14.09.2006. He further undertakes that the violation committed was inadvertent and the project management has stopped all the construction activity at site. There shall be no further construction activity till the project is granted Environmental Clearance.

The Project Proponent has submitted Final EIA report after incorporating the compliance of Terms of Reference issued by SEIAA. The total cost of the project is Rs. 21.55/- Crore. The Project Proponent has deposited Rs. 2,28,558/- through online system (Rs. 2,01,600/-

deposited on 24.01.2022 & Rs. 26,960/- on 15.03.2022). The adequacy of the fee deposited by the promoter company was checked & verified by supporting staff SEIAA.

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

PPCB was requested to send the latest construction status report of the project through e-mail on 19.04.2022. Punjab Pollution Control Board vide letter no. 1602 dated 02.05.2022 has sent the latest construction status report with details as under:

"In reference to above it is intimated that the industry has submitted an application for obtaining Environment Clearance for the project namely "Palm Garden" at NH1 GT Road Sahnewal Khurd Bilga Majjara Ludhiana, Punjab (Proposal No. SIA/ PB/ MIS/45626/2018) and SEAC Punjab has requested to submit the report on the following:

- 1. Percentage completion of various activities such as group housing 1 & 2, EWS, plots, SCOs, shall also be informed.*
- 2. Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco-sensitive structure if any.*
- 3. Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send the clear-cut recommendation.*

To verify the latest status the site of the project was visited by officer of the Board on 22.04.2020 and the point wise reply is as under: -

- 1. The project proponent has proposed 2 no. Group Housing section and 1 no. EWS block, however no construction activity regarding same has been started yet. Further the project proponent has proposed 998 residential plots out of which only 31. no. plots i.e. 3% approx. have been constructed only wherein 23 families are residing in 23 houses. The project proponent has proposed 153 No. Commercial shops out of which construction of 11 commercial shops has been completed, but no commercial shop has been occupied till date. Therefore, 7% approx. construction of commercial shops has been completed. The project proponent has proposed 71 no. SCOs and no SCO has been constructed yet. Further project proponent has proposed 2 Multiplex, 1 Club, 1 Dispensary, 2 Community center, 1 Temple 1 Gurudwara, 3 Primary School, 1 Higher Secondary School, 1 Public Building, but no construction of public facilities and utilities has been started yet. Hence, 8% approx. project has been completed.*
- 2. There is no drain river and eco-sensitive structure is near by the project. Further a BKO exists approx. 450 M away from the project and a hot mix plant M/s S.S Singla Contractor exists adjoining to the boundary wall of the project which is lying defunct now. Further the industry namely M/s Bansal Spinning Mills exists within 100 m from the project. Earlier, BKO was existing 300 feet away from the site, but same was now permanently closed. The work regarding installation of STP of capacity 200 KLD was almost completed except sand filter and activated carbon filter and the domestic effluent of the occupied house was being discharged onto land for plantation to developed in the form of lawns inside the premises after passing through the septic tank. The project proponent has not provided dual plumbing system for reusing the treated domestic effluent.*

3. *The project proponent was earlier granted NOC vide no. ZO/LDH-1/ RO-2/ 2011/NOC-901 dated 10.03.2011 which was extended upto 30.04.2015 through online with the condition that the project proponent will install STP for treatment of domestic waste before the generation of domestic effluent at the project site and subject to the special conditions that: -*
 - a. *The project proponent will not do construction activity at site without Environmental clearance as required under the provisions of EIA notification of MoEF, Govt of India dated 10.09.2006.*
 - b. *The project proponent shall provide proper and adequate arrangements for rain water harvesting to take care of ground water recharging in the area.*
 - c. *The promoters shall provide a minimum buffer of 15 meter of green belt of broad leaf trees towards M/s Singla Hot Mix Plant and M/s Bansal Spinning mills, which are located within 100 meters from the boundary of the proposed project. The species/ varieties of trees shall be decided in the consultation with forest department.*
 - d. *Directions u/s 31-A of Air (Prevention & Control of Pollution) Act 1981 and u/s 33-A of Water (Prevention & Control of Pollution) Act, 1974 were issued to PSPL not to release any electric connection vide letter no. 6841-42 dated 09.02.2013.*

It is further intimated that the project proponent has obtained TOR from State Environment Impact Assessment Authority, Punjab vide no SEIAA/2960 dated 21.07.2016 for development of a residential cum commercial complex namely Palm Garden. The condition of buffer zone has been recorded at the time of Fresh TOR issued by State Environment Impact Assessment Authority, Punjab vide no. SEIAA /2960 dated 21.07.2016 as the area falls in spot zoning. The project proponent has already obtained Certificate from DTP, Ludhiana vide no. 846-CTP (PB)/MLP-6 dated 14.03.2012 and the project proponent was granted CTE from Board for established the project vide letter no. CTE/Fresh/LDH2/2021/ 14232574 dated 16/04/2021 valid upto 15/04/2022.

It is pertinent to mention here that in compliance of the hearing as directed by the State Environment Impact Assessment Authority Punjab to launch prosecution against the project proponents and responsible persons of the project namely M/s Palm Gardens village Sahnewal khurd bigla Majra, Tehsil & Distt. Ludhiana u/s 15,16 read with section 19 of the Environmental protection) Act, 1986 the complaint has been filed before the Hon'ble Court of chief Judicial Magistrate Ludhiana on 14.03.2016. The next date of hearing of hearing is 08.07.2022.

Form the facts mentioned above, it is clear that the site of the project is meeting with the prescribed criteria for setting up to such type of projects and it is recommended that the advisory may also be issued to the project proponent to comply with the conditions for Consent to Establish granted to the Project proponent."

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Deepak Ratra, General Manager, M/s Malhotra Land Developers & Colonizers Private Limited.
- (ii) 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:

Sr.	Description	Details
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No.				
1	Basic Details			
1.1	Name of Project & Project Proponent:	Palm Garden by M/s Malhotra Land Developers & Colonizers Pvt. Ltd.		
1.2	Proposal:	SIA/PB/MIS/45626/2018		
1.3	Location of Project:	Village Sahnewal Khurd Bilga, Tehsil & District Ludhiana, Punjab		
1.4	Details of Land area & Built up area:	Plot area- 165.80 acre Built up area – 2,28,557.84 sqm		
1.5	Category under EIA notification dated 14.09.2006	8 (b)		
1.6	Cost of the project	Rs. 2155.51 Lacs		
2.	Site Suitability Characteristics			
2.1	Whether project is suitable as per the provisions of Master Plan:	The project was approved prior to the finalization of the Master Plan of Ludhiana. A copy of the letter dated 14.03.2012 issued by the Chief Town Planner, Punjab submitted.		
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission for Change of land Use has been obtained vide letter no.- 846, CTP(Pb)/MPL-6 dated 14.03.2012 issued by Chief Town Planner, Punjab wherein it has been mentioned that due to the approval of the residential cum commercial complex prior to the finalization of the Master Plan, Ludhiana, the project is deemed to be adjusted as sanctioned/permited.		
3	Forest, Wildlife and Green Area			
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Permission for diversion of 0.0563 hectare of forest land for construction of approach road to residential colony has been obtained vide letter no.- 9-BB518/2008-CHA/145 dated 07.01.2009 from department of MoEF&CC, Govt. of India.		
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife area is involved in the project. A self-declaration in this regard submitted.		
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Not applicable as mentioned in the checklist.		
3.5	Green area requirement and proposed No. of trees:	Total green area- 45958.7 sqyard No. of trees- 580 trees will be planted at site.		
4.	Configuration & Population			
4.1	Proposal & Configuration			
	Sr. No.	Description	Area Covered	Percentage Area Covered
	1.	Area under Residential Plots	343323.9 sqyard	42.78 %
	1 (a)	Group Housing I	5587.10 Sqyard	---
	1 (b)	Group Housing II	12180.2 sqyard	
	2.	Area under Commercial	37848.57 sqyard	4.72 %
	3.	Area under EWS	40123.6 sqyard	5 %
	4.	Area under Public Building	73966.38 sqyard	9.22%
	5.	Area under Parks	45958.78 sqyard	6.03 %
	6.	Area under Roads, Pavements, STP, OHSR and others	261250.77 sqyards	32.55%

		Total	802472 sqyards = 670866.59 sqm. (165.76 acres)				100%				
4.2	Population details		15207 persons								
5	Water										
5.1	Total fresh water requirement:		1754 KLD								
5.2	Details of fresh water requirement w.r.t population.										
	Sr. N o	Descripti on	Plots Populatio n /Plot	Total Populati on	Rate of total water deman d/ person (lpcd)	Rate of fresh water deman d	Tota l fres h water	Rate of flushing water requirem ent (lpcd)	flushing water Requirem ent /person (KLD)	Total water Requirem ent (KLD)	
	A)	Domesti c									
	(i)	Housing Plots (998 Plots)	5 Persons/D U	4990	135	90	449	45	225	674	
	ii)	Group Housing-I	300 Persons/A cres	345	135	90	31	45	15	46	
	iii)	Group Housing-II	300 Persons/ Acres	756	135	90	68	45	34	102	
	iv)	EWS	400 Persons/ Acres	3316	135	90	298	45	149	447	
		Total		9407					423	1269	
	v)	Visitors (10% of residenti al populati on)		941	15	5	5	10	9	14	
	vi)	Staff (5% of residenti al populati on)		470	45	15	7	30	14	21	
	vii)	Commer cial (multiple x SCO shops)	100 person/ Acres	782	45	15	12	30	23	35	
	vii i)	Commer cial (Floating)	Floating 90%	704	45	15	11	30	21	32	
	ix)	Public Buildings	100 person/ acres	1528	45	15	24	30	45	69	

	x)	Public Building (Floating)	Floating 90%	1375	45	15	21	30	41	62	
		Total					926		576	1502	
5.3	Source:				Ground water						
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>				A copy of acknowledgment of the application submitted to PWRDA for abstraction of ground water submitted, however quantity of the ground water to be abstracted not specified.						
5.5	Total wastewater generation:				1202 KLD						
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>				STP of 1500 KLD based on SAFF Technology.						
5.7	Treated wastewater for flushing purpose:				576 KLD						
5.8	Treated wastewater for green area in summer, winter and rainy season:				For Horticulture purpose Summer- 252KLD Winter- 83KLD Rainy- 23KLD						
5.9	Utilization/Disposal of excess treated wastewater.				For irrigation in the land area of 8 acres. Summer- 254KLD Winter- 423KLD Rainy- 483KLD						
5.10	Cumulative Details:										
	Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area (45958.78 sqyard) requirement	Irrigation in 8 acres of land area			
	1.	Summer	1502KLD	1202KLD	1082 KLD	576KLD	252 KLD	254 KLD			
	2.	Winter	1502 KLD	1202 KLD	1082 KLD	576 KLD	83 KLD	423 KLD			
	3.	Rainy	1502 KLD	1202 KLD	1082 KLD	576 KLD	23 KLD	483 KLD			
5.11	Rain water harvesting proposal:				23 rain water harvesting pits will be provided.						
6	Air										
6.1	Details of Air Polluting machinery:				1. Air pollution during Construction activity, 2. D.G. set						
6.2	Measures to be adopted to contain particulate emission/Air Pollution				1. Water sprinkling system shall be installed during construction phase 2. DG sets (capacity 1250 KVA) will be kept in basement and stack height of 6m will be provided.						
7	Waste Management										
7.1	Total quantity of solid waste generation				6060kg/day						
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)				Not submitted any concrete proposal						
7.5	Details of management of Hazardous Waste.				Not submitted any details in this regard.						
8	Energy Saving & EMP										
8.1	Power Consumption:				6.1MW						

8.2	Energy saving measures:	LEDs will be used for energy saving measures. <ul style="list-style-type: none"> • 250 no. of Solar Lighting will be used for dual lighting system. • LED Street light unit generally consumes about 80 watts of power. 	
8.3	Details of activities under Environment Management Plan:		
S. No.	Details of various activities to control all type of pollution	Capital Cost (in lacs)	Recurring Cost (Lacs) per annum
(i)	During Construction phase: <ul style="list-style-type: none"> • Waste Water Treatment facilities • Air Pollution Control Measures • Solid waste management 	10 5 5	2 1 1
(ii)	During Operation phase: <ul style="list-style-type: none"> • Waste Water Treatment facilities • Solid Waste Management Facilities • Rain Water Harvesting and Recharging Facilities • Green Belt Development • Miscellaneous 	100 15 12 15 10	15 10 4 8 3
	Total	172	45

During meeting, the Committee perused the population being estimated for the project and observed that the project proponent has considered only 5 persons per Dwelling Unit in case of the residential plots. However, the Committee was of the opinion that the project proponent should consider at least 15 persons per residential plot. Further, the basis for estimating population for Group Housing-I & II @300 persons/acre, EWS @ 400 persons/acre and commercial & public @100 persons/acre has not been submitted.

The Committee further observed that the project proponent has yet to obtain the permission for abstraction of ground water from PWRDA. In this regard, the project proponent apprised the Committee that the application has already been filed with PWRDA for abstraction of groundwater. The Committee suggested to the Project Proponent that after calculating the population as per above, the water demand may increase and the project proponent has to apply afresh application with PWRDA for abstracting ground water. The Project Proponent agreed to the same and assured the Committee that revised calculation pertaining to the population estimation shall be submitted along with the revised permission for abstraction of ground water.

The Committee further observed that the total green area available with the promoter company is 45958.78 sqyards (38421.5 sqm) as per the approved layout plan. The maximum quantity of treated wastewater which can be utilized for the development of the parks cannot exceed 211 KLD in the summer season, 69 KLD during winter season and 19 KLD during rainy season. However, the promoter company has proposed to utilize 252 KLD, 83 KLD and 23 KLD of treated wastewater during summer, winter & rainy season. The Project Proponent was asked to remove the aforementioned discrepancy and submit the revised calculations pertaining to the disposal of treated wastewater in the green area available within the

project. The Project Proponent agreed to the same and assured the Committee that to resubmit the proposal for the utilization of treated wastewater in the green area of 45958.78 sqyards (38421.5 sqm) available within the project.

The Committee further observed that the Project Proponent has not submitted any adequate proposal for utilization of excess treated wastewater of quantity 254 KLD, 423 KLD and 483 KLD in the land area of 8 acres. Further, the land ownership document for 8 acres of land was perused and it was observed that the said land lies in the ownership of M/s Punnu Land Developers Private Limited. The Project Proponent informed the Committee that M/s Punnu Land Developers is the subsidiary company of the promoter company. The Committee was of the opinion that the land area wherein the treated wastewater of the project has proposed to be disposed of shall lie under the ownership of the Project Proponent. The Committee was not satisfied with the proposal given by the Project Proponent and asked him to suggest some alternate proposal for utilization of excess treated waste water. The Project Proponent agreed to the same and assured the Committee that he shall submit the revised proposal.

The Committee further perused the damage assessment report wherein the Project Proponent has proposed to spend Rs. 46 lacs for carrying out compensatory remediation activities as under:

Sr. No.	Remediation activity	Cost (INR)
1.	Plantation of trees and their maintenance along the national highway on at least 1 km of both sides of the project	Rs. 600,00/-
2.	Storm water management system of surrounding villages Bilga and Rajgarh	10,00,000/-
3.	Provision of battery-operated local transport facility (within and around 5 km of the complex)	15,00,000/-
4.	Provision of Organic Waste Converter for biodegradable Solid waste management in Village Sahnewal Khurd and Kanech	15,00,000/-

The Committee observed that the remediation plan proposed by the Project Proponent is generic in nature. Further, the Project Proponent has not submitted Natural and Community Resource Augmentation Plan. The Committee asked the Project Proponent to assess the damage as per the procedure prescribed by MoEF, Gol and submit the Remediation Plan and Natural & Community Resource Augmentation Plan w.r.t specific activities.

The Committee further observed that the Project Proponent has not submitted proposal for management of solid waste & hazardous waste to be generated from the project. The Committee asked the Project Proponent to submit the solid waste management layout plan by earmarking the land for installation of processing facility for treatment of dry & wet component of solid waste. The Project Proponent was asked to allocate the dedicated land

area for carrying out Solid Waste Management within the project premises. The Project Proponent agreed to above and assured the Committee he shall submit the proper mechanism/proposal for management of solid and hazardous waste to be generated from the project.

The Committee further observed that Punjab Pollution Control Board while granting Consent to Establish to the promoter company imposed one condition that the promoter shall provide a minimum buffer of 15 meter of green belt of broad leaf trees towards M/s Singla Hot Mix Plant and M/s Bansal Spinning mills, which are located within 100 meters from the boundary of the proposed project. The species/ varieties of trees shall be decided in the consultation with forest department. In this regard, the Project Proponent apprised the Committee that the aforementioned industrial units are not in operation and are closed presently. Further, the promoter is exempted from the applicability of the said condition. The Committee asked the Project Proponent to submit the documentary evidence in this regard. The Project Proponent agreed to the same.

After detailed deliberation, SEAC decided to defer the case till the compliance of below mentioned observations.

1. The project proponent shall submit the revised calculation for estimating population for the project by considering 15 persons per residential plot and shall submit the basis for estimating the population for Group Housing-I & II @300 persons/acre, for EWS @400 persons/acre and for commercial & public @100 persons/acre.
2. The Project Proponent shall submit the revised permission for abstraction of ground water from the Competent Authority.
3. The Project Proponent shall submit the revised calculation pertaining to the disposal of treated wastewater in the green area available within the project.
4. The Project Proponent shall submit the alternate proposal for utilization of excess treated wastewater.
5. The Project Proponent shall assess the damage as per the procedure prescribed by MoEF, GoI and submit the Remediation Plan and Natural & Community Resource Augmentation Plan for carrying out specific activities along with timelines.
6. The Project Proponent shall submit the proper mechanism/proposal for management of solid and hazardous waste to be generated from the project.
7. The Project Proponent shall submit the solid waste management layout plan by earmarking the land for installation of processing facility for treatment of dry & wet component of solid waste. The Project Proponent shall allocate the dedicated land area for carrying out Solid Waste Management within the project premises.
8. The Project Proponent shall submit the documentary evidence for exemption of the condition for leaving 15m of green belt mentioned in the Consent to Establish granted by the Punjab Pollution Control Board.
9. The Project Proponent shall submit the details of Rain Water Harvesting & Proposal for conserving and utilizing Solar Energy within the project.

Deliberations during 225th meeting of SEAC held on 25.07.2022.

The meeting was attended by the following:

- (i) Sh. Deepak Ratra, General Manager, M/s Malhotra Land Developers & Colonizers Private Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

The Project Proponent submitted the reply of the observations raised by SEAC through Parivesh Portal vide letter dated 11.07.22 and presented as under:

Sr. No.	Observation	Reply
1.	The project proponent shall submit the revised calculation for estimating population for the project by considering 15 persons per residential plot and shall submit the basis for estimating the population for Group Housing-I & II @300 persons/acre, for EWS @400 persons/acre and for commercial & public @100 persons/acre.	Revised Calculation for estimating population for the project by considering 15 persons per residential plot and for Group Housing-I & II @323persons/acre, for EWS @435 persons/acre and for commercial & public @100 persons/acre submitted.
2.	The Project Proponent shall submit the revised permission for abstraction of ground water from the Competent Authority.	Acknowledgment of the Revised application submitted to PWRDA for groundwater abstraction submitted.
3.	The Project Proponent shall submit the revised calculation pertaining to the disposal of treated wastewater in the green area available within the project.	The total water requirement of the Project shall be 1996 KLD, out of which 1418 KLD shall be met through fresh water and 578 KLD shall be met through flushing water requirement. The total waste water generation shall be 1597 KLD which shall be treated in STP of capacity 2000 KLD. In summer season, the treated waste water generation shall be 1437 KLD, out of which 578 KLD shall be utilized for flushing purpose, 252 KLD shall be utilized for horticulture purpose and 587 KLD shall be utilized in the irrigation of 28 acres of land and 8 acres of land to be developed as per the Karnal Technology.

		<p>In winter season, the treated waste water generation shall be 1437 KLD, out of which 578 KLD shall be utilized for flushing purpose, 83 KLD shall be utilized for horticulture purpose and 776 KLD shall be utilized in the irrigation of 28 acres of land and 8 acres of land to be developed as per the Karnal Technology.</p> <p>In rainy season, the treated waste water generation shall be 1437 KLD, out of which 578 KLD shall be utilized for flushing purpose, 23 KLD shall be utilized for horticulture purpose and 836 KLD shall be utilized in the irrigation of 28 acres of land and 8 acres of land to be developed as per the Karnal Technology.</p>
4.	The Project Proponent shall submit the alternate proposal for utilization of excess treated wastewater.	<p>Excess treated waste water generated will be used for irrigation of crops in the agricultural land of 12 acres and owned by M/s Punnu Land Developers Private Limited and agricultural land of 16 acres owned by Rajdeep Singh, Simarjeet Singh, Gurpal Singh and Manjit Singh adjoining the residential Project "Palm Garden".</p> <p>Undertaking of farmers along with Jamabandi of their land submitted.</p>
5.	The Project Proponent shall assess the damage as per the procedure prescribed by MoEF, GoI and submit the Remediation Plan and Natural & Community Resource Augmentation Plan for carrying out specific activities along with timelines.	<p>Damage assessment plan, Augmentation plan submitted. Authenticate Augmentation plan submitted</p>

6.	The Project Proponent shall submit the proper mechanism/proposal for management of solid and hazardous waste to be generated from the project.	<p>1. Bio-degradable waste will be treated in 2 Mechanical composters of 3Ton/day capacity each and will be used as compost.</p> <p>2. Further, other waste will be segregated at the source in coloured bins and will be disposed off to Municipal recovery sites.</p> <p>3. Hazardous waste in the form of used engine oil generated from DG sets @100lt./yr will be given to authorized recyclers. It will be stored in drums placed in enclosed room near the DG set.</p> <p>Solid waste generation detail submitted</p>
7.	The Project Proponent shall submit the solid waste management layout plan by earmarking the land for installation of processing facility for treatment of dry & wet component of solid waste. The Project Proponent shall allocate the dedicated land area for carrying out Solid Waste Management within the project premises.	Layout Plan showing location of Solid waste storage and treatment submitted.
8.	The Project Proponent shall submit the documentary evidence for exemption of the condition for leaving 15m of green belt mentioned in the Consent to Establish granted by the Punjab Pollution Control Board.	Request for obtaining clarification regarding exemption of condition for leaving 15m green belt submitted to Punjab Pollution Control Board. No response has been received so far.
9.	The Project Proponent shall submit the details of Rain Water Harvesting & Proposal for conserving and utilizing Solar Energy within the project.	<p>In addition to the already proposed LED lights and solar lights in the common area, the company will also provide solar panels on rooftops of utility buildings as far as possible. An undertaking to this regard submitted.</p> <p>Rain water harvesting system consisting of 40 recharging pits already propose is resubmitted.</p>

The Committee perused the reply submitted by the Project Proponent and observed as under:

- (i) The Project Proponent has not submitted any basis for estimating the population For Group Housing I & II @ 323 persons/acre, for EWS @ 435 persons/acre and for commercial & public @ 100 persons/acre.
- (ii) Lot of calculation mistakes have been observed in estimating the population, water & flushing requirement, water balance diagrams for summer, winter & rainy season and water requirement for green area. The same was conveyed to the Project Proponent during the presentation. The Project Proponent agreed to submit the revised calculations.
- (iii) The 10% losses considered by the Project Proponent in waste water generation & treatment also needs to be checked & revised.
- (iv) The Project Proponent has not submitted any documentary evidence for exemption of the condition for leaving 15 m of green belt as mentioned in the Consent to Establish granted by the Punjab Pollution Control Board.
- (v) The Project Proponent has not submitted any agreement with MC for the disposal of the non-recyclable fraction of dry waste.
- (vi) The Project Proponent was asked to submit the alternate proposal for utilization of excess treated waste water in the absence of MC sewer.

The Project Proponent has proposed to utilize the excess treated wastewater for irrigation of crops in the agricultural land area of 12 acres owned by M/s Punnu Land Developers Private Limited and agricultural land area of 16 acres owned by farmers.

The Committee apprised the Project Proponent that the 13th meeting of Joint Committee of SEIAA & SEAC was held on 25.04.2022 wherein it was decided as under:

“In case of the absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as per 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 the 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 asked the Project Proponent to submit the alternative proposal in view of the above said decision taken in the joint meeting of SEIAA & SEAC.

- (vii) The Damage Assessment Plan and Augmentation Plan submitted by the Project Proponent was not found to be appropriate. The Project Proponent was asked to

submit the Damage Assessment Plan, Remediation Plan and Natural & Community Resource Augmentation Plan for carrying out specific activities along with timelines, in consultation with some expert in the field.

- (viii) The Project Proponent has not submitted adequate proposal for allocating funds under CER activities. The Committee asked the Project Proponent to allocate funds up to 1% of the total project cost under CER activities.

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

- (i) The Project Proponent shall submit the basis for estimating the population For Group Housing I & II @ 323 persons/acre, for EWS @ 435 persons/acre and for commercial & public @ 100 persons/acre.
- (ii) The Project Proponent shall submit the revised calculation for estimating the population, water & flushing requirement, water balance diagrams for summer, winter & rainy season and water requirement for green area.
- (iii) The Project Proponent shall check the 10% losses considered in waste water generation & treatment and submit the revised calculation.
- (iv) The Project Proponent shall submit the documentary evidence for exemption of the condition for leaving 15 m of green belt, as mentioned in the Consent to Establish granted by PPCB.
- (v) The Project Proponent shall submit agreement with MC for the disposal of the non-recyclable fraction of dry waste.
- (vi) The Project Proponent, in view of following decision taken in the 13th meeting of Joint Committee of SEIAA & SEAC held on 25.04.2022, shall submit alternate proposal for utilization of excess treated waste water in the absence of MC sewer.

“In case of the absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as per 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 the 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.”

- (vii) The Project Proponent shall submit the revised Damage Assessment Plan, Remediation Plan and Natural & Community Resource Augmentation Plan for carrying out specific activities along with timelines, in consultation with some expert in the field.

- (viii) The Project Proponent shall allocate funds up to 1% of the total project cost under CER activities and submit the details of the same.

Deliberations during 230th meeting of SEAC held on 08.10.2022.

The meeting was attended by the following:

- (i) Sh. Deepak Ratra, General Manager, M/s Malhotra Land Developers & Colonizers Private Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. No.	Observation	Reply
1.	The project proponent shall submit the basis for estimating the population for Group Housing I & II @ 323 persons/acre, for EWS @ 435 persons/acre and for commercial & public @ 100 persons/acre	The basis for calculation is taken from Punjab Govt. Gazette notification September 10, 2021.
2.	The Project Proponent shall submit the revised calculation for estimating the population, water & flushing requirement, water balance diagrams for summer, winter and rainy season and water requirement for green area.	Revised calculation for estimating population submitted. The complete water balance in all the three seasons submitted.
3.	The Project Proponent shall check the 10% losses considered in waste water generation & treatment and submit the revised calculation.	The complete water balance in all the three seasons submitted by considering 2% loss only.
4.	The project proponent shall submit the documentary evidence for exemption of the condition for leaving 15m of green belt, as mentioned in the consent to establish granted by PPCB.	Clarification regarding exemption of condition for leaving 15m green belt submitted. I
5.	The project proponent shall submit agreement with MC for disposal of non-recyclable fraction of dry waste.	An arrangement has been made with MC, Sahnawal for disposal of non-recyclable solid waste at their designated dumping site.
6.	The project proponent, in view of following decision taken in the 13 th meeting of Joint Committee of SEIAA & SEAC held on 25.04.2022, shall submit alternate proposal for utilization of excess treated waste water in the absence of MC sewer.	As discussed in the last meeting, a total of 10.53 acres of land within the project area (as marked on map) has been reserved for tree plantation as per Karnal Technology for disposal of treated waste water.

	<i>“In case of the absence of MC sewer, no case shall be granted EC in which the project proponent proposes to develop plantation as per 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 be used for disposal of wastewater (either due to the 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.”</i>	
7.	The project proponent shall submit the revised Damage Assessment Plan, Remediation plan and Natural & community resource augmentation plan for carrying out specific activities alongwith timelines, in consultation with some expert in the field.	Copy of revised Damage Assessment Plan, Remediation plan and Natural & community resource augmentation plan submitted.
8.	The project proponent shall allocate funds upto 1% of total project cost under CER activities and submit the details of the same.	The total project cost is Rs. 22.50 Crores. Funds of Rs. 23 Lacs have been allocated for CER activities which is more than 1% (Rs. 22.50 Lacs) of the total project cost. Details of the CER activities to be carried out submitted.

During meeting, the Committee perused the Punjab Government Gazette Notification dated 10.09.2021 considered by the Project Proponent for estimating the population for group housing, EWS, commercial & public buildings. It has been observed that the Gazette Notification mentions estimation of population per square meter of land area, which does not seem to be relevant for estimating the population of multi-story building like group housing, commercial, EWS & public buildings. The Committee advised the Project Proponent to revise the estimation of population based on the notification issued by Dept. of Town & Country Planning, Govt. of Punjab.

The Committee further observed that the Project Proponent has considered water consumption @86 lpcd by installing water efficient fixtures. The Committee observed that in the area development project, it does not seem to be feasible for the Project Proponent to impose condition on the allottees to install water efficient fixtures. Therefore, the Committee suggested the Project Proponent to consider the water consumption @135 lpcd for estimating the water demand. Further, lot of mistakes have been observed in the calculation for estimating the water demand.

The Committee further observed that the Project Proponent has not submitted any documentary evidence/proof regarding arrangement made with MC Sahnawal for disposal of non-recyclable solid waste at their designated dump site. The Committee asked the Project Proponent to submit the same.

The Committee further observed that the Project Proponent has proposed to develop 10.53 acres of land area within the project as per Karnal Technology to utilize the excess treated wastewater being generated from the project. The Committee on perusal of the approved layout plan observed number of plots earmarked adjacent to the proposed land area for Karnal Technology. The Committee asked the Project Proponent to dedicate the total area (including area earmarked for plots) for Karnal Technology till the project sewer is connected with the MC Sewer. The Project Proponent agreed to the same.

The Committee observed that the area mentioned in the damage assessment plan, does not match with the area mentioned in the approved layout plan and the same need to be checked. Further, the Project Proponent has not submitted any justification for the basis considered for water requirement @ 5 KLD for sprinkling, water requirement @ 2 KLD for preparing mortar/concrete/curing, domestic use @2.25 KLD for construction & operation phase, cost of sewage treatment re-use & disposal during construction & operation phase @ Rs. 2 Lakhs per year, cost of health check-up of workers @ 2 Lakhs per year and cost of safety measures @ Rs. 1 Lakh per year.

The Committee asked the Project Proponent to submit the Chartered Accountant certificate authenticating amount pertaining to total project cost incurred up to the date of the filing of application and the total turnover during the period of the violation. The Project Proponent agreed to provide the same.

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

1. The Project Proponent shall submit the revised population details by considering norms laid down by Department of Town & Country Planning, Punjab.
2. The Project Proponent shall revise the water demand by considering water consumption @ 135 lpcd in place of 86 lpcd and submit the same along with revised water balance details for all three seasons.
3. The Project Proponent shall submit documentary evidence/proof regarding arrangement with MC Sahnewal for disposal of non-recyclable solid waste at their designated dump site.
4. The Project Proponent shall dedicate the total area (including area earmarked for plots adjacent to the area proposed to be developed for Karnal Technology) till the time the project sewer is connected with the MC Sewer and submit the revised plan for Karnal Technology.
5. The Project Proponent shall submit the revised damage assessment plan by providing justification for the basis considered for water requirement @ 5 KLD for sprinkling, water requirement @ 2 KLD for preparing mortar/concrete/curing, domestic use @2.25 KLD for construction & operation phase, cost of sewage treatment re-use & disposal during construction & operation phase @ Rs. 2 Lakhs per year, cost of health

check-up of workers @ 2 Lakhs per year and cost of safety measures @ Rs. 1 Lakh per year.

6. The Project Proponent shall submit the certificate authenticated by Chartered Accountant for total project cost incurred up to the date of the filing of application and the total turnover during the period of the violation.