

Item No. 238.11: Application for Environmental Clearance for the establishment of group housing project namely “Atlantis Grand” at Village Nabha, Zirakpur, District SAS Nagar. (Proposal No. SIA/PB/INFRA2/409746/2022)

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

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

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

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

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

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

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

Deliberations during 238th meeting of SEAC held on 06.02.2023.

The meeting was attended by the following:

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

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

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

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	Not submitted																																				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Not submitted																																				
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No																																				
3.6	Green area requirement and proposed No. of trees:	Green Area = 1873 sqm No. of trees proposed = 75 trees Plot area = 6604.12 Built up area = 25150.66 sqm																																				
4.	Configuration & Population																																					
4.1	Proposal & Configuration	<p>Total number of 4 residential blocks shall be constructed, details of number of flats per unit block is as under:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Number of Unit</th> <th>Area of Block</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Block-1</td> <td>25 Flats</td> <td>3369.39 sqm</td> </tr> <tr> <td>2.</td> <td>Block-2</td> <td>26 Flats</td> <td>3369.39 sqm</td> </tr> <tr> <td>3.</td> <td>Block-3</td> <td>26 Flats</td> <td>3369.39 sqm</td> </tr> <tr> <td>4.</td> <td>Block-4</td> <td>52 Flats</td> <td>6163.12 sqm</td> </tr> <tr> <td colspan="2">Total number of Flats</td> <td>129 Flats</td> <td>16271.29 sqm</td> </tr> <tr> <td colspan="2">Club house</td> <td>1</td> <td>156.52 sqm</td> </tr> <tr> <td colspan="2">Number of shops</td> <td>5</td> <td>139.39 sqm</td> </tr> <tr> <td colspan="2">Grand Total FAR area</td> <td>Total Flats 129 and Shops 5, One club house</td> <td>16567.2 sqm.</td> </tr> </tbody> </table> <p>The above said details are as per the application proposal & Conceptual plan.</p>	Sr. No.	Description	Number of Unit	Area of Block	1.	Block-1	25 Flats	3369.39 sqm	2.	Block-2	26 Flats	3369.39 sqm	3.	Block-3	26 Flats	3369.39 sqm	4.	Block-4	52 Flats	6163.12 sqm	Total number of Flats		129 Flats	16271.29 sqm	Club house		1	156.52 sqm	Number of shops		5	139.39 sqm	Grand Total FAR area		Total Flats 129 and Shops 5, One club house	16567.2 sqm.
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5.1	Total water demand w.r.t Population:								
	S. No.	Description	No. of DUs/Area (m²)	Occupancy	Rate of water demand (lpcd)		Total Water Requirement (KLD)		
	A.	Domestic Water			Fresh	Flushing	Fresh	Flushing	Total
		• Residents	129	645	65	21	41.50	14	55.5
		• Shops	5	10	0.45	-	0.45	-	0.45
							42KLD	14 KLD	56 KLD
	Total Domestic Water = 142.5 KLD								
	B.	Horticulture	1074 m ²		5.5 l/sqm		6 KLD		
			1074 sqm		1.8 ltr/sqm		2 KLD		
			1074 sqm		0.5 ltr/sqm		1 KLD		
	C.	Irrigation in area of 799 sqm.					25 KLD in Summer 29 KLD in Winter 30 KLD in Rainy		
5.2	Total fresh water requirement:	42 KLD							
5.3	Source:	Ground water							
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for obtaining permission of fresh water supply to PWRDA has been submitted and same is under process.							
5.4	Total wastewater generation:	45 KLD							
5.5	Treatment methodology: <i>(STP capacity, technology)</i>	STP capacity: 105 KLD STP Technology: SBR Technology Treated waste water: 45 KLD							

5.6	Treated wastewater for flushing purpose:	14 KLD														
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer season: 6KLD Winter season: 2 KLD Rainy season: 1 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	Summer season: 25KLD Winter season: 29 KLD Rainy season: 30 KLD The excess treated wastewater shall be utilized for plantation with in project site.														
5.9	Cumulative Details:															
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	* The excess treated wastewater shall be utilized for plantation within the project site.															
5.10	Rain water harvesting proposal:	<ul style="list-style-type: none"> Volume of a single Recharge pit = 2.5m x 2mx3 m = 15 KLD No. of pits required = 2 Pits Total 2 Rain Water Harvesting pits <i>being proposed for artificial rain water recharge within the project premises.</i>														
6	Air															
6.1	Details of Air Polluting machinery:	3 No. of DG Sets of capacity 2x240, 1x 125 KVA shall be installed for power backup. The said DG sets shall be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	<table border="1"> <thead> <tr> <th>Anticipated Impact</th> <th>Mitigation Measures</th> </tr> </thead> <tbody> <tr> <td> <u>Construction Phase:</u> <ol style="list-style-type: none"> Dust emission from transportation of construction material. Gaseous emissions from construction machinery. Dust from construction activities. Emission from DG sets. </td> <td> <ol style="list-style-type: none"> Site will be enclosed with 5 m high barricade around the project boundary which will act as a wind breaker. Water sprinkling will be carried out for dust suppression. All the machinery deployed at site are of highest standard and of reputed make and comply with the emission standards Low sulphur diesel will be used for DG sets, vehicles and construction machinery. </td> </tr> </tbody> </table>	Anticipated Impact	Mitigation Measures	<u>Construction Phase:</u> <ol style="list-style-type: none"> Dust emission from transportation of construction material. Gaseous emissions from construction machinery. Dust from construction activities. Emission from DG sets. 	<ol style="list-style-type: none"> Site will be enclosed with 5 m high barricade around the project boundary which will act as a wind breaker. Water sprinkling will be carried out for dust suppression. All the machinery deployed at site are of highest standard and of reputed make and comply with the emission standards Low sulphur diesel will be used for DG sets, vehicles and construction machinery. 										
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			<ol style="list-style-type: none"> 5. Vehicles having valid pollution under control (PUC) certificate will be allowed to enter the project site. 6. The trucks carrying construction materials and debris will be suitably covered by tarpaulin/plastic sheets 7. Speed of the vehicles will be restricted to 20 kmph by erecting speed bumps and signages at regular intervals within project site. 				
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7	Waste Management						
7.1	Total quantity of solid waste generation	260 kg/day					
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	<p>Solid wastes will be appropriately segregated at source, by providing bins into recyclable, Bio-degradable Components, and non-biodegradable.</p> <p><u>Bio-Degradable waste</u></p> <ol style="list-style-type: none"> 1. Bio-degradable waste will be subjected to composting through Organic Waste Converter and the compost will be used as manure. (150 Kg/day capacity) 2. STP sludge is proposed to be used in horticulture. 3. Horticultural Waste is proposed to be composted and used for gardening. <p><u>Recyclable waste</u></p> <ol style="list-style-type: none"> i. Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition. ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers. <p><u>Disposal</u></p> <p>Recyclable & non-recyclable waste will be disposed through an authorized service provider/vendor.</p>					

7.5	Details of management of Hazardous Waste.	Submitted.	
8	Energy Saving & EMP		
8.1	Power Consumption:	675 kVA	
8.2	Energy saving measures:	3 no. of DG sets of total capacity 2x240, 1x 125 KVA shall be installed.	
		S. No.	DESCRIPTION
			SAVINGS (kVA)
		1.	Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.
			15
		2.	LEDs for internal lighting
			135
		Total Energy Saved	
		150	
		Total energy consumption = 675 kVA Energy saved through various provisions = 150 kVA	
8.3	Details of activities under Environment Management Plan:		
	COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
	Sewage Treatment Plant	25	4.50
	Rain Water Harvesting System	5.0	1.0
	Solid Waste Management	8.0	2.0
	Environmental Monitoring	--	12.80
	Green Area/ Landscape Area	15.0	6.0
	Total	53.0	26.30
8.4	CER details	Not submitted.	

The Committee observed that Punjab Pollution Control Board vide letter no. 853 dated 02.02.2023 intimated that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't

be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.”

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

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

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