

Proceedings of 236th meeting of State Expert Appraisal Committee (SEAC) held on 09.01.2023 (Monday) 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. K.L Malhotra	Member
4.	Sh. Parminder Singh Bhogal	Member (Through VC)
5.	Sh. Satish Kumar Gupta	Member
6.	Sh. Anil Kumar Gupta	Member (Through VC)
7.	Sh. Sunil Mittal	Member (Through VC)
8.	Sh. Pawan Krishan	Member (Through VC)

Item No. 01: Confirmation of the proceedings of 235th meeting of State Level Expert Appraisal Committee held on 24.12.2022.

The proceedings of 235th meeting of State Level Expert Appraisal Committee held on 24.12.2022 were prepared and circulated through email on 03.01.2023. No Comments were received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 235th meeting of State Level Expert Appraisal Committee held on 24.12.2022.

The action taken on the decisions of 235th meeting of State Level Expert Appraisal Committee held on 24.12.2022 has been completed. SEAC noted the same.

Item No. 236.01: Application for Environment Clearance for steel manufacturing unit at Village Kumbh, Amloh road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab by M/s Hind Alloys (Proposal No. SIA/PB/IND1/408052/2022).

The industry is an existing steel manufacturing unit and had already obtained Consent to Operate under the provisions of the Air Act 1981 & Water Act 1974 for carrying out manufacturing of billets @ 84 MTD or flats etc (with rolling mill section without reverberatory furnace), which are valid up to 30.09.2025.

The industry was granted Terms of Reference for carrying out expansion of steel manufacturing unit for production of 180 TPD of steel ingots by replacing existing induction furnace of capacity 6TPH with 15 TPH. The industry is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 13.57 Crore.

The industry has submitted final EIA report after incorporating the compliance of the ToRs and public hearing proceedings. The industry has mentioned in the application proposal that the baseline data of M/s Dev Bhoomi Castings Pvt. Ltd. for the period October-December 2021 has been considered as the proposed industry falls within the buffer zone (3 Km) of M/s Dev Bhoomi Castings Pvt. Ltd. Further, additional one-month Environmental monitoring has been carried out from 15.11.2021 to 15.12.2021.

The industry has submitted application form and Pre-Feasibility Report along with other relevant documents through Parivesh Portal. The industry has deposited Rs. 1,35,700/- vide UTR No. N329222219761199 dated 25.11.2022 as verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 20817 dated 03.10.2022 sent the proceedings of the public hearing of the subject cited industry conducted on 17.08.2022, wherein the comments pertaining to the construction status, adequacy of pollution control proposal and suitability of site submitted. The relevant portion of the comments are as under:

“Suitability of Site

The site of the industry was visited by the Officers of the Board on 12.07.2022. The existing site of the industry falls in the industrial zone as per Master Plan of Mandi Gobindgarh (2010-31_). The industry has not proposed any additional land. Therefore, the site of the industry is suitable for proposed expansion project.

Adequacy of Pollution Control Proposal

The industry has proposed expansion of the existing steel manufacturing unit by replacing existing induction furnace of capacity 7 TPH with 1 no. induction furnace of capacity 15 TPH and a rolling mill. It has proposed to install side suction hood followed by spark arrestor bag house as APCD as per the design of PSCST, Chandigarh. The proposed pollution Control measure are principally in order.

There will be no generation of trade effluent. It has proposed to provide STP of capacity 5 KLD for the treatment of domestic effluent @ 3.0 KLD. The treated water will be used in plantation/green area.

The generation of hazardous waste of category 35.1 will be 0.5 TPD and 5.1 @ 0.05 KL Year, which will be disposed off to authorized utilizer and recycler respectively as per Hazardous & other Wastes (Management & Transboundary Movement) Rules, 2016.

Construction Status

The industry has not started any construction activity w.r.t proposed expansion project. The industry has not purchased any additional land for the expansion of the project and has proposed its expansion in existing premises (12881.04 sqm) only. Also, it has submitted proposal for developing green area in 4256.50 sqm in existing premises only (33%) of total area of the project i.e. 12881.04 sqm.”

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The case was considered by the following:

- (i) Mr. Ramal Kumar, Partner, M/s Hind Alloys.
- (ii) Mr. Sandeep Garg, EC-Coordinator, M/s Eco Laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	Item No.	Details																				
1.	Nature of Project	Existing steel manufacturing unit namely Hind Alloys located at Village Kumbh, Amlah Road, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab for increasing the production capavity to 180 TPD.																				
2.	Category/Activity	Schedule: 3(a): Metallurgical Industries (ferrous & non-ferrous) Category: B-1																				
3.	Whether the project falls in critical polluted area notified by MoEF&CC/ CPCB.	No, the project is not located in critically polluted area as notified by MoEF&CC/ CPCB.																				
4.	a. Total Project Cost b. Total project cost breakup at current price level	a. Total cost of the Project: Rs. 1,357.94 Lakhs. b. Break-up of the project cost is given as under: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Existing Cost (Rs. in lakhs)</th> <th>Proposed Cost (Rs. in lakhs)</th> <th>Total Cost after expansion (Rs. in Crores)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Land</td> <td>16.49</td> <td>-</td> <td>16.49</td> </tr> <tr> <td>2</td> <td>Building</td> <td>127.37</td> <td>-</td> <td>127.37</td> </tr> <tr> <td>3</td> <td>Plant & Machinery</td> <td>821.58</td> <td>250</td> <td>1,071.58</td> </tr> </tbody> </table>	S. No.	Description	Existing Cost (Rs. in lakhs)	Proposed Cost (Rs. in lakhs)	Total Cost after expansion (Rs. in Crores)	1	Land	16.49	-	16.49	2	Building	127.37	-	127.37	3	Plant & Machinery	821.58	250	1,071.58
S. No.	Description	Existing Cost (Rs. in lakhs)	Proposed Cost (Rs. in lakhs)	Total Cost after expansion (Rs. in Crores)																		
1	Land	16.49	-	16.49																		
2	Building	127.37	-	127.37																		
3	Plant & Machinery	821.58	250	1,071.58																		

		4	Pollution control devices (APCD with OCMS & STP)	35	90	125
		5	Miscellaneous	2.5	15	17.5
		Total cost of project		1,002.94 lakhs	355 lakhs	1,357.94 lakhs
5.	i. Whether Forest/PLPA land is involved in the proposed project ? ii. Whether Wild Life Area is involved in the proposed project ?	The industry has submitted report furnished by Divisional Forest Officer, Patiala Forest Division addressed to Chief Conservator of Forest vide no. 4815 dated 04.07.2018, wherein it has been recommended to issue NOC to the proposed industry.				
6.	Details of technology proposed for control of emissions & effluents generated from project	S. No.	Details of proposed APCD/ STP	Technology	Capacity	
		1.	APCD	Side Suction Hood followed by Jet Bag Filter	80,000 CHM	
		2.	STP	Based on MBBR technology	5 KLD	
7.	Plot Area Details	Area breakup of the project is given below:				
		S. No.	Details	Area (sq. m.)	Percentage (%)	
		1.	Covered Area	4,827.87	37.47	
		2.	Green Area	4,256.50	33.04	
		3.	Road Area	2,881.04	22.36	
		4.	Parking Area	553.41	4.29	
		5.	Open & utility area	362.22	2.81	
		Total Area		12,881.04 sq.m. (3.18 acres)	100%	
8.	Type of project land as per master plan	Project falls within Industrial Zone as per Master Plan of Mandi Gobindgarh.				
9.	ToR Compliance Report	Submitted				
10.	Compliance Report of Public Hearing Proceedings (Action Taken)					
	S. No.	Name & address of the person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the project proponent	Action plan	

	1.	Mr. Nirmal Singh, Village Kumbh, Distt. Fatehgarh Sahib.	How the Public will be benefited from the expansion of the industry?	The Environmental Consultant replied that it would increase employment with expansion of industry. In addition to workers already working in this factory, 35 more workers will be given employment & indirectly truckers will get transportation work. Industry assure resident of nearby villages will be given employment on priority basis.	Additional 35 workers will be hired after grant of Environmental Clearance.
	2.	Mr. Karnail Singh, Village Kumbh, Distt. Fatehgarh Sahib.	He said that there is a lot of dust pollution in the vicinity of this factory due to which it is difficult to stay there.	The Environmental Consultant replied that 33% green area has been proposed by the factory. Also STP will be installed and dust pollution will be reduced by sprinkling treated water on the road. Further, the Environmental Engineer, PPCB requested the project proponent to pave the road in front of the factory.	Installation of STP and green area of 33% done immediately after grant of Environmental Clearance. Further, Rs. 10 lakhs have been proposed for paving of front road of 360 m (1,180 feet) long.
	3.	Mr. Malkeet Singh, Village Jassran, Distt. Fatehgarh Sahib.	He requested the Environmental consultant to use Punjabi language while giving information about the factory.	The Environmental consultant of the industry agreed to do so.	No action required.

	4.	Mr. Gurinderpal Singh Happy, Sarpanch, Village Kumbh, Distt. Fatehgarh Sahib.	During the rainy season, the water from the factories comes on the roads due to which, the roads are broken. In this regard, arrangements should be made to drain the water through the pipeline.	The Environmental consultant replied that no water from this factory will be released on the road. Also, STP will be installed to treat domestic effluent and same will be used for cooling purpose and sprinkling on roads to suppress dust pollution.	Domestic wastewater generated from the unit will be treated in STP to be installed immediately after grant of EC.
	5.	Mr. Jatin Sood, M/s Royal Alloys, Village Kumbh, Distt. Fatehgarh Sahib.	He told that industries are not discharging water on roads. During Rainy season, water gets stuck on roads and traffic creates potholes on roads. Main reason for the breakdown of roads is the lack of proper drainage for rainwater. Further, he advised PPCB that while giving consent to industries, an additional condition of planting trees along roads and in adjacent villages should be imposed.	The Environmental Engineer, PPCB replied that the department is already imposing condition to provide thick plantation of spreading crown varieties of evergreen trees all along the boundary wall of industries.	Development of green area of 33% shall be done immediately after grant of EC with 3 tire plantations of trees along boundary wall with native thick canopy species only such as Neem, Pipal, Banyan, Arjun, Kadam etc.
11.	Whether any litigation pending against the project or any direction/order passed by SPCB/Court of Law against the project, if so, details thereof shall also be included.		No litigation is pending against the project. Undertaking in this regard has been submitted.		
12.	Details of the raw materials given below:				
	S. No.	Status	Raw Materials	Quantity (TPD)	Source
	1.	Existing		92	Mostly from Local suppliers
	By road through trucks (No. of trucks required: approx. 5 trucks per day)				

	2.	After Expansion	Scrap & Ferro Alloys	200	of Mandi Gobindgarh & Ludhiana	By road through trucks (No. of trucks required: approx. 10 trucks per day)
13.	Details of the products given below:					
	S. No.	Existing		After expansion		
	1.	84 TPD of Billets or Flats		180 TPD of Ingots/Billets/Flats		
14.	Details of major machinery given below:					
	S. No.	Equipment's/ Machinery	Existing	Proposed	Total after expansion	
	1.	Induction Furnace	1 × 7 TPH	Replacement of existing IF	1 × 15 TPH	
	2.	Rolling Mill	1	-	1	
	3.	DG set	1 × 125 KVA	Replacement of existing DG set	1 × 320 KVA	
16.	Details of emissions:					
	S. No.	Source	Status	Capacity	Chimney Height	APCD
	1.	Induction Furnace	Existing	1 × 7 TPH	30 m	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 36,000 CMH
			After Expansion	1 × 15 TPH	30 m	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 80,000 CMH
	2.	DG Set	Existing	1 × 125 KVA	3 m	Canopy
			After Expansion	1 × 320 KVA	5 m	Canopy
17.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of agreement clearly mentioning the Quantity					
	Hazardous Waste:					
	S.No.	Waste category	Existing	After expansion	Disposal	
	1.	Category 35.1 APCD dust	0.25 TPD	0.5 TPD	APCD dust given to M/s Madhav KRG Ltd. A copy of the agreement executed with M/s Madhav KRG Limited submitted.	
	2.	Category 5.1 Used oil	0.05 KLA	0.25 KLA	Given to authorized vendor	
	Non-Hazardous Waste:					
	S.No.	Waste	Existing	After expansion	Disposal	
	1.	Slag	2.8 TPD	6 TPD	20% reused for metal recovery & remaining 80% will be given to M/s Aggarwal Cement Tile for co-processing. A copy of agreement executed with M/s Agarwal Cement Tile submitted.	

18.	Solid Waste Generation and its mode of Disposal:					
	S. No.	Type of waste	Existing	After expansion	Disposal	
	1.	Domestic solid waste	6 kg/day	14 kg/day	Solid waste will be disposed off as per Solid Waste Management Rules, 2016	
19.	Wastewater generation & its disposal Arrangement in Operation phase:					
	S.No.	Description	Existing	After expansion	Mitigation Measures/ Remarks	
	1.	Domestic wastewater	1 KLD	3 KLD	Will be treated in proposed STP of capacity 5 KLD	
	2.	Industrial effluent	-	-	-	
20.	Breakup of Water Requirement & its source in Operation phase:					
	Details		Existing Water Demand (KLD)	Proposed Water Demand (KLD)	Total Water Demand After Expansion (KLD)	
	Makeup water demand for cooling purpose		20	6	26	
	Domestic water demand		1.5	2.5	4	
	Green area water demand					
	• Summer	• 5	• 18	• 23		
	• Winter	• 1.5	• 6	• 7.5		
	• Monsoon	• 0.5	• 1.5	• 2		
Source of water:						
	S. No.	Purposes	Source of water			
	1.	Make-up water for cooling demand	Treated and ground water			
	2.	Domestic water demand	Ground water			
	3.	Green area demand	Ground water			
22.	Rain water utilization proposal during monsoons	Rain water recharging will be done outside of project premises by adopting a pond located in Village Kumbh. A copy of NOC obtained from Sarpanch of the Village Kumbh for carrying out rain water harvesting submitted.				
25.	a. Energy requirements & savings.	a. The energy requirement details are given below:				
		Description	Unit	Existing	Proposed	After expansion
		Power load	KVA	3,100	900	4,000
		DG set	KVA	1 × 125	1 × 320	1 × 320
	b. Energy saving measures to be adopted within industry:	b. Energy Saving measures to be adopted:				
		<ul style="list-style-type: none"> • LEDs provided in place of CFLs. • Energy efficient Induction Furnace and other machinery will be installed. 				
25.	EMP Budget details:					

S. No.	Environmental Protection Measures	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)								
1.	Air Pollution Control (Installation of APCD along with continuous emission monitoring system)	75	4								
2.	Noise Pollution Control (provision of acoustic enclosure of DG set and ear plugs etc. for workers)	2	0.5								
3.	Landscaping (development of green area)	6.5	6.5 (for three years)								
4.	Solid Waste Management (disposal of domestic solid waste, slag and hazardous waste)	3	1								
5.	Water Pollution Control (Installation of STP of capacity 5 KLD)	10	2								
6.	Environment Monitoring & Management	3	5								
7.	Health, Safety & Risk Assessment (Medical check-up, ESI & PPE kit for workers)	3	1								
8.	Miscellaneous	1	0.5								
Total		Rs. 103.5 Lakhs	Rs. 20.5 Lakhs								
<p>A duly constituted EMC comprises the following:</p> <ol style="list-style-type: none"> 1. Partners 2. Manager (Works) 3. Environment Consultant 											
26.	<p>CER activities:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 70%;">Activities</th> <th style="width: 30%;">Total Expenditure (in lakhs)</th> </tr> </thead> <tbody> <tr> <td>Education: Maintenance of School building and provision of water cooler in Government Elementary School, Village Kumbh.</td> <td style="text-align: center;">Rs. 3.5 lakhs</td> </tr> <tr> <td>Issues raised during public hearing: Paving of road in front of the industry</td> <td style="text-align: center;">Rs. 10 lakhs</td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">13.5 lakhs</td> </tr> </tbody> </table>			Activities	Total Expenditure (in lakhs)	Education: Maintenance of School building and provision of water cooler in Government Elementary School, Village Kumbh.	Rs. 3.5 lakhs	Issues raised during public hearing: Paving of road in front of the industry	Rs. 10 lakhs	Total	13.5 lakhs
Activities	Total Expenditure (in lakhs)										
Education: Maintenance of School building and provision of water cooler in Government Elementary School, Village Kumbh.	Rs. 3.5 lakhs										
Issues raised during public hearing: Paving of road in front of the industry	Rs. 10 lakhs										
Total	13.5 lakhs										

During meeting, the Committee observed that in compliance of the Terms of Reference (ToR) issued to the industry vide SEIAA letter no. 1484 dated 03.12.2018, the industry is required to submit Wildlife

Conservation Plan duly authenticated by Chief Wildlife Warden of the State Govt. for conservation of Schedule-I fauna, if exists in the study area.

The industry apprised the Committee that the Schedule-I species (Peacocks) exists in the study area and the Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden will be submitted.

The Committee perused the compliance report of the public hearing proceedings submitted by the industry, wherein Mr. Karnail Singh, R/o Village Kumbh, Distt. Fatehgarh Sahib, has pointed out that there is lot of dust pollution in the vicinity of the industry. In this regard, the industry replied that installation of STP and green area of 33% shall be done immediately after grant of Environment Clearance. Further, Rs. 10 lacs have been proposed for paving of front road of 360m length. The Committee observed that the industry needs to estimate the cost for paving of 360m length of road instead of considering lumpsum cost of Rs. 10 lacs.

The Committee further observed that the CER activities proposed by the industry are not in accordance with the activities jointly finalized by SEIAA & SEAC in its 14th meeting. The Committee asked the industry to revise the same.

The Committee further observed that the industry has executed agreement with M/s Agarwal Cement Tile for lifting 186 Ton of slag per month on 10.11.2022 for 5 years. As per the said agreement, the slag generated from the industry shall be lifted and co-processed to make interlocking tiles. The Committee asked the industry to submit the details pertaining to percentage of slag being co-processed for making interlocking tiles and also indicate the capacity of the plant of M/s Agarwal Cement Tile to handle the 186 Ton slag per month. The industry agreed to provide the details.

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

1. The industry shall submit the Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden.
2. The industry shall submit the estimate for pavement of 360m of road length on front of industry.
3. The industry shall submit the revised CER activities in accordance with the following activities jointly finalized by SEIAA & SEAC in its 14th meeting:
 - a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
 - b) Rejuvenation of Village Ponds.
 - c) Development of Infrastructure for utilization of treated effluent of STPs.
 - d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
 - e) Rainwater harvesting in Public Buildings.
 - f) Alternatives to Single Use Plastic.
 - g) Solid waste Management

- h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
 - i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.
4. The industry shall submit the details pertaining to percentage of slag being co-processed for making interlocking tiles and also indicate the capacity of the plant of M/s Agarwal Cement Tile to handle the slag per annum.

Item No. 236.02: Application for amendment in Environment Clearance for steel manufacturing unit at Village Wazirabad, Sirhind side, Tehsil & District Fatehgarh Sahib, Punjab by M/s Pawanputra Steel Pvt Ltd. (Proposal No. SIA/PB/IND/294903/2022).

The industry was granted Environment Clearance vide letter no. SEIAA/PB/IND/2021/Environment Clearance/26 dated 24.02.2022 for manufacturing of steel ingots/billets @ 1,78,200 TPA. As per the Environment Clearance granted, 3 Number of induction furnaces each of capacity 15 TPH, one concast machine, one rolling mill and one DG set have been proposed to be installed.

The industry has proposed to install only 2 Induction furnaces of capacity 22 TPH each, instead of 3 Number of furnaces of capacity 15 TPH each. The industry has proposed that with the installation of 2 energy efficient furnaces instead of 3 furnaces, there will be substantial decrease in the energy consumption, man-power and space requirement. Thus, there will be net saving in terms of recurring cost of operation, man-power and other resources. Further, there will be no change in the production capacity.

The industry has applied for amendment in the Environment Clearance under EIA notification dated 14.09.2006 and submitted form-4 along with half-yearly compliance report of the Environment Clearance conditions. The project cost is Rs. 30/- Crore and there is no change in the cost of the project with regard to the earlier Environment Clearance granted to it. The industry is covered under category 3 (a) of the schedule appended to the EIA notification dated 14.09.2006.

Deliberations during 236th meeting of SEAC held on 09.01.2023.

During meeting, the Project Proponent was absent and Environmental Consultant of the Industry Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory requested the Committee to present the salient features of the application proposal. The Committee accepted the request of the Environmental Consultant and allowed him to present the case. Thereafter, the Environmental Consultant presented the case.

The Committee was satisfied with presentation given by the Environmental Consultant, after deliberations, Committee decided to forward the application proposal to SEIAA with recommendation to grant amendment in Environment Clearance under EIA notification dated 14.09.2006.

Item No. 236.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely “Jubilee Westgrove” at Village Bairampur, SAS Nagar, Punjab by M/s Jubilee Joy Homes LLP (Proposal No. SIA/PB/INFRA2/405718/2022).

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

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

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

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

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

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

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The meeting was attended by the following:

- (i) Sh. A.S Rathore, AGM M/s Jubilee Joy Homes LLP.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

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

	Conservations Act 1980 or not:																								
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, a self-declaration in this regard submitted.																							
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, a self-declaration in this regard 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 = 2818 sqm No. of trees proposed = 520 trees																							
4.	Configuration & Population																								
4.1	Proposal & Configuration	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Descriptions</th> <th>Area in Sqm</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plot area</td> <td>40483.27</td> </tr> <tr> <td>2.</td> <td>Proposed FAR @ 2.7292 of Plot area</td> <td>50206.69</td> </tr> <tr> <td>3.</td> <td>Non-FAR</td> <td>14942.31</td> </tr> <tr> <td>4.</td> <td>Built up area (Non-FAR + FAR)</td> <td>65149 sqm</td> </tr> </tbody> </table> <p>The above said details area as per the application proposal & Conceptual plan.</p>	Sr. No.	Descriptions	Area in Sqm	1.	Plot area	40483.27	2.	Proposed FAR @ 2.7292 of Plot area	50206.69	3.	Non-FAR	14942.31	4.	Built up area (Non-FAR + FAR)	65149 sqm								
Sr. No.	Descriptions	Area in Sqm																							
1.	Plot area	40483.27																							
2.	Proposed FAR @ 2.7292 of Plot area	50206.69																							
3.	Non-FAR	14942.31																							
4.	Built up area (Non-FAR + FAR)	65149 sqm																							
4.2	Population details																								
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>No. of Blocks</th> <th>No. of Dwelling units</th> <th>No. of person per unit</th> <th>Total Population</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential</td> <td>1</td> <td>500</td> <td>1</td> <td>500</td> </tr> <tr> <td>2</td> <td>SCO/ Shops</td> <td>6</td> <td>148</td> <td>i. 1 person/3 sq.m for Ground floor(9783/3) ii. 1 person/3 sq.m for Ground floor(13744/6)</td> <td>(3261+2290) =5551 Out of which 90% (4996) shall be floating population and remaining 10% (555) shall be permanent population</td> </tr> <tr> <td colspan="5" style="text-align: center;">Total Population =</td> <td>6051</td> </tr> </tbody> </table>	S. No.	Description	No. of Blocks	No. of Dwelling units	No. of person per unit	Total Population	1.	Residential	1	500	1	500	2	SCO/ Shops	6	148	i. 1 person/3 sq.m for Ground floor(9783/3) ii. 1 person/3 sq.m for Ground floor(13744/6)	(3261+2290) =5551 Out of which 90% (4996) shall be floating population and remaining 10% (555) shall be permanent population	Total Population =					6051
S. No.	Description	No. of Blocks	No. of Dwelling units	No. of person per unit	Total Population																				
1.	Residential	1	500	1	500																				
2	SCO/ Shops	6	148	i. 1 person/3 sq.m for Ground floor(9783/3) ii. 1 person/3 sq.m for Ground floor(13744/6)	(3261+2290) =5551 Out of which 90% (4996) shall be floating population and remaining 10% (555) shall be permanent population																				
Total Population =					6051																				

5	Water				
5.1	Total water demand w.r.t Population:				
	S. No.	Description	No. of DUs/Area (m2)	Occupancy	Total Water Requirement (KLD)
	A.	Domestic Water			
		• Residents	500	500	68
		• Shops	148	5551	555@45 lpcd=25 KLD 4996@15 lpcd=75 KLD
		Total			168 KLD
	B	Wastewater generated			134 KLD
		Flushing water requirement <i>555 persons@20 lpcd</i> <i>4996 persons@10 lpcd</i> <i>500 persons@45 lpcd</i>			(11 +50+23)=84 KLD
	C	Treated wastewater disposal			50 KLD in the green area of 2818 sq.m however the same is not adequate
5.2	Total fresh water requirement:	84 KLD			
5.3	Source:	Ground water			
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Application for obtaining permission of abstraction of 84 KLD of groundwater has been submitted with PWRDA and same is under process.			

5.4	Total wastewater generation:	134 KLD												
5.5	Treatment methodology: (STP capacity, technology)	STP capacity:200 KLD Technology: MBBR Technology Treated waste water: 134 KLD												
5.6	Treated wastewater for flushing purpose:	84 KLD												
5.7	Treated wastewater for green area in summer, winter and rainy season: (Karnal Technology)	Summer season: 50KLD Winter season: 50 KLD Rainy season: 50KLD												
5.8	Cumulative Details:													
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>168 KLD</td> <td>134 KLD</td> <td>134 KLD</td> <td>84 KLD</td> <td>50 KLD</td> </tr> </tbody> </table>	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	1.	168 KLD	134 KLD	134 KLD	84 KLD	50 KLD	
S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement									
1.	168 KLD	134 KLD	134 KLD	84 KLD	50 KLD									
	* The excess treated wastewater shall be utilized for plantation within the project site.													
5.9	Rain water harvesting proposal:	<ul style="list-style-type: none"> • Volume of a single Recharge pit = 3 m x 2m x 4 m = 24 KLD • No. of pits required = 12 Pits Total 12 Rain Water Harvesting pits being proposed for artificial rain water recharge within the project premises.												
6	Air													
6.1	Details of Air Polluting machinery:	3 No. of DG Sets of capacity 500 KVA ,240 KVA & 125 KVA shall be installed for power backup.												
6.2	Measures to be adopted to contain particulate emission/Air Pollution	The said DG sets shall be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.												
7	Waste Management													
7.1	Total quantity of solid waste generation	1310 kg/day												
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid wastes will be appropriately segregated at source by providing bins into recyclable, Bio-degradable Components, and non-biodegradable. Bio-Degradable waste <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. (600 Kg/day capacity) 2. STP sludge is proposed to be used in horticulture. 3. Horticultural Waste is proposed to be composted and used for gardening. Recyclable waste												

		<p>i. Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition.</p> <p>ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers.</p> <p>Disposal Recyclable & non-recyclable waste will be disposed through an authorized service provider/vendor.</p>															
7.5	Details of management of Hazardous Waste.	Used Oil generated shall be given to the authorized recyclers															
8	Energy Saving & EMP																
8.1	Power Consumption:	3900 kVA															
8.2	Energy saving measures:	<table border="1"> <thead> <tr> <th>S. No.</th> <th>DESCRIPTION</th> <th>SAVINGS (kVA)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.</td> <td>60</td> </tr> <tr> <td>2.</td> <td>LEDs for internal lighting</td> <td>810</td> </tr> <tr> <td colspan="2">Total Energy Saved</td> <td>870</td> </tr> <tr> <td colspan="3">Total energy consumption = 3900 KW Energy saved through various provisions = 870 kVA</td> </tr> </tbody> </table>	S. No.	DESCRIPTION	SAVINGS (kVA)	1.	Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.	60	2.	LEDs for internal lighting	810	Total Energy Saved		870	Total energy consumption = 3900 KW Energy saved through various provisions = 870 kVA		
S. No.	DESCRIPTION	SAVINGS (kVA)															
1.	Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.	60															
2.	LEDs for internal lighting	810															
Total Energy Saved		870															
Total energy consumption = 3900 KW Energy saved through various provisions = 870 kVA																	
8.3	Details of activities under Environment Management Plan:	<p>During construction phase Partner will be responsible and during operation phase, Partner will be responsible for implementation of the EMP.</p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>CAPITAL COST (INR LAKH)</th> <th>RECURRING COST (INR LAKH/YR)</th> </tr> </thead> <tbody> <tr> <td>Sewage Treatment Plant</td> <td>60.0</td> <td>6.0</td> </tr> <tr> <td>Rain Water Harvesting System</td> <td>6.0</td> <td>1.0</td> </tr> <tr> <td>Solid Waste Management</td> <td>15.0</td> <td>8.0</td> </tr> <tr> <td>Environmental Monitoring</td> <td>---</td> <td>12.80</td> </tr> </tbody> </table>	COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)	Sewage Treatment Plant	60.0	6.0	Rain Water Harvesting System	6.0	1.0	Solid Waste Management	15.0	8.0	Environmental Monitoring	---	12.80
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)															
Sewage Treatment Plant	60.0	6.0															
Rain Water Harvesting System	6.0	1.0															
Solid Waste Management	15.0	8.0															
Environmental Monitoring	---	12.80															

		Green Area/ Landscape Area	15.0	8.0
		Total	96.0	35.80
8.4	CER details	No activities under CER has been proposed as per the decision of joint meeting of SEIAA & SEAC.		

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

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

6. The Project Proponent shall earmark dedicated area on the layout plan for solid waste management.
7. The Project Proponent shall clearly mark the 572 trees to be planted and the trees to be planted for Karnal Technology in the conceptual plan.

Item No. 236.04: Application for Environmental Clearance of Existing Steel Manufacturing Unit Namely M/s Devbhoomi Casting Pvt. Ltd. located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab for increasing the production capacity to 288 TPD (1,00,800 TPA) of Billets/ Ingots or Flats/Bars/Rounds (Proposal No. SIA/PB/IND1/411440/2022)

The industry is an existing unit and was granted Consent to Operate under the provisions of Water Act 1974 & Air Act 1981, for manufacturing of steel Ingots/Billets @ 84 MTD, which are valid up to 30.09.2024.

The industry was granted Terms of Reference for carrying out EIA study under the provisions of the EIA notification dated 14.09.2006 for expansion of steel manufacturing unit by manufacturing 100800 TPA (288 TPD).

The industry has applied for obtaining Environmental Clearance for carrying out expansion in the existing steel manufacturing unit having production capacity of Ingots/Billets @ 84 TPD with one Induction Furnace of capacity 7 TPH to 288 TPD (1,00,800 TPA) of Billets/ Ingots or Flats/Bars/Rounds with 2 Induction Furnaces of capacity 12 TPH each and Rolling Mill located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The Project is covered under Schedule 3(a) & Category 'B1' as per EIA Notification, 2006. The total cost of the project is Rs. 24.97 Crore.

The industry has submitted final EIA report along with TOR compliance and relevant documents through online portal. The requisite fees of Rs. 1,87,282 has been deposited vide UTR No. YESB23473973852 dated 13.12.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 23071 dated 01.11.2022 sent the proceedings of the public hearing of the subject cited industry conducted on 30.08.2022, wherein the comments pertaining to the construction status, adequacy of pollution control proposal and suitability of site submitted. The relevant portion of the comments are as under:

“Suitability of site

The existing site of the industry falls in the industrial zone as per Master Plan of Mandi Gobindgarh (2010-13). The Industry has not proposed any additional land. Therefore, the site of industry is suitable for the proposed expansion project.

Adequacy of pollution control proposals

The industry has proposed expansion of the existing steel manufacturing unit by upgrading existing inducting furnace of capacity 7 TPH to 12 TPH and by installing another induction furnace of capacity 12

TPH and a Rolling Mill. It has proposed to install side suction hood, spark arrestor, Bag house and ID fan as APCD as per the design of PSCST, Chandigarh.

Water Pollution-There will be no generation of trade effluent. The domestic effluent @ 10.8 KLD to be generated from the project and the same will be treated in STP of capacity 15 KLD. The treated water will be used in plantation / Green area.

Hazardous waste- As per the proposal submitted by the industry the hazardous waste category 35.1 @ 70 TPA and 5.1 @ 0.02 KL/ year will be generated & the same will be disposed off to authorized recycler.

The industry has not purchased any additional land for the expansion of the project and has proposed its expansion in existing premises (21085.00 sqm) only. Also, it had submitted proposal of developing green area in 7026.00 Sqm in existing premises only (i.e. 33.3 % of total area of the project i.e. 21085.00 sqm). The industry shall adopt a pond at village kumbhra, District-Fatehgarh sahib and the stream carrying waste water of the village shall be diverted in one corner and it will be divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately leads to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation.

Construction status

The industry has not started construction activity w.r.t. proposed expansion project.”

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The case was considered by the following:

- (i) Mr. Mohit Khanna, General Manager, M/s Devbhoomi Casting Pvt Ltd.
- (ii) Mr. Sandeep Garg, EC-Coordinator, M/s Eco Laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	Item No.	Details
1.	Nature of Project	Environmental Clearance for existing steel manufacturing unit namely M/s Devbhoomi Casting Pvt. Ltd. for increasing the production capacity to 288 TPD (1,00,800 TPA) located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab.
2.	Category/Activity	Schedule: 3(a): Metallurgical Industries (ferrous & non-ferrous) Category: B-1
3.	Whether the project falls in critical polluted	No, the project is not located in critically polluted area as notified by MoEF&CC/ CPCB.

	area notified by MoEF&CC/ CPCB.				
4.	Details of technology proposed for control of emissions & effluents generated from project	S. No.	Details of proposed APCD/ STP	Technology	Capacity
		1.	APCD	Side Suction Hood followed by Jet Bag Filter	60,000 CHM each
		2.	STP (Already installed)	Based on MBBR technology	25 KLD
5.	Plot Area Details	Area breakup of the project is given below:			
		S. No.	Details	Area (sq. m.)	Percentage (%)
		1.	Existing Shed area	5,354.30	25.39
		2.	Proposed Shed area	1,744.20	8.27
		3.	Parking area	2,384	11.3
		4.	Green Area	7,026	33.32
		5.	Roads and open areas	4,212.80	20
		6.	Utility areas	363.70	1.72
Total Land area		21,085 sq. m (5.20 acres)	100		
*Permission for Change of Land Use for the total land area measuring 5.396 acres from Agricultural to Industrial use has been accorded to the industry vide memo no. 1378-STP(S)33-11(FI) dated 15.06.2018 submitted.					
6.	Type of project land as per master plan	Project falls within Industrial Zone as per Master Plan of Mandi Gobindgarh. Master Plan marked project location has been submitted.			
7.	Details of Forest land involved in the project land?	A copy of NOC issued by DFO vide letter No. 7704 dated 03.11.2022 submitted, wherein it has been mentioned as under: <i>“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸੰਬੰਧੀ ਵਣ ਰੇਜ ਅਫਸਰ ਸਰਹਿੰਦ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ 286 ਮਿਤੀ 13.10.2022 ਨਾਲ ਇਸ ਦਫਤਰ ਨੂੰ ਰਿਪੋਰਟ ਕੀਤੀ ਹੈ ਕਿ ਯੂਜਰ ਇਜੰਸੀ ਦੀ ਸਾਇਟ ਨੈਸ਼ਨਲ ਹਾਈਵੇਅ-44 KM 260 ਤੋਂ 262 ਤੋਂ ਪਾਸਾ ਖੱਬਾ ਤੇ ਮੰਡੀ ਗੋਬਿੰਦਗ ਫੋਕਲ ਪੁਆਇੰਟ ਲਿੰਕ ਸੜਕ ਤੋਂ ਪਿੰਡ ਕੁੰਭੜਾ ਨੂੰ ਜਾਦੀ ਲਿੰਕ ਸੜਕ ਪਾਸਾ ਖੱਬਾ ਤੇ ਸਥਿਤ ਹੈ। ਇਹ ਲਿੰਕ ਰੋਡ ਵਣ ਵਿਭਾਗ ਦੇ ਅਧਿਕਾਰ ਖੇਤਰ ਤੋਂ ਬਾਹਰ ਹੈ।”</i>			

8.	Whether site is located in the notified ESZ?	No eco-sensitive zone existing within 10 Km radius of the project. The Bir Bhadson wildlife sanctuary is located at a distance of 13 Km from the industry.			
9.	ToR Compliance Report	Submitted			
10.	Compliance Report of Public Hearing Proceedings (Action Taken)				
	S. No.	Name & address of the person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the project proponent	Action plan
	1.	Sh. Gulzar Singh, Village Kumbhra, District Fatehgarh Sahib,	How the public will be benefited from the expansion of the industry?	The environmental consultant replied that 150 more workers will be given employment after the expansion of the industry. After the expansion, more trucks and drivers will be required for the transportation work. Gardeners will also be needed to take care of the plants in the factory. Along with this, after the expansion of the factory, 15 lakh rupees will be spent under the CER activities, in which the pond of village Kumbhra will be cleaned with nano bubble technology. The environmental consultant said that a park will also be built for children to play. The industry assured that the residents of nearby villages will get employment on priority basis.	Employment will be given to 150 workers after grant of Environmental Clearance. Preference will be given to nearby villagers as per their skills. Further, Rs. 25 lakhs will be spent for pond rejuvenation of Village Kumbra after grant of Environment Clearance.

	<p>2. Mr. Sukhwinder Singh Sarpanch, Village Kumbhara, District Fatehgarh Sahib.</p>	<p>He said that he wants to know the name of the officer, who has given NOC to this industry. As this industry operates at night, which causes a lot of noise pollution and problem will increase with the expansion of the industry. Further, no industry has given any benefits to their village under CER funds.</p>	<p>The environmental consultant replied that the industrial premises falls under the industrial zone as per Master Plan, Mandi Gobindgarh. They said that they are working in compliance to the Noise Pollution Rules but still it has been assured that the industry will take care for providing mitigation measures for reduction in noise level. He said that CER funds of Rs 15 lakh will be spent only after the expansion of the factory.</p>	<p>It is ensured that the industry will not be operational during night time. Noise monitoring has been carried out within project premises at 5 locations & 3 locations outside of project premises within 1 km radius & results are found within norms as prescribed for Industrial zone. Also green area of 33% has been proposed within project to mitigate noise & air pollution. Further, amount of Rs. 25 lakhs will be spent on pond rejuvenation after grant of Environmental Clearance.</p>
		<p>He said that the drinking water of the village</p>	<p>Mr. Deepak Goyal, Managing Director of the industry told the village Sarpanch that there is no</p>	<p>No industrial wastewater is generated from the</p>

			has also become poisonous and the factories are polluting the environment at night, due to which they have to face a lot of trouble.	generation of industrial waste water from their industry. Rather, they have installed STP for treatment of domestic wastewater and further utilize treated wastewater on land for plantation. He said that they have voluntarily installed solar panels on the entire shed of the industry. He also assured that he will not do any work that will cause any kind of problem to the villagers. He also invited the Sarpanch of the village to visit the industry and said that he may come to him any time for discussion regarding village pond and betterment of village and villagers.	industry. Only domestic waste is generated, which is being treated in already installed STP of 25 KLD. Monitoring of groundwater will be done on half yearly basis to check the water quality after grant of Environmental Clearance. Also, no loading & unloading will be carried out during night time.	
11.	Whether any litigation pending against the project or any direction/ order passed by SPCB/ Court of Law against the project, if so, details thereof shall also be included.	No litigation is pending against the project. Undertaking in this regard has been submitted.				
12.	Details of the raw materials given below:					
	S. No.	Status	Raw Materials	Quantity	Source	Mode of transport
	1.	Existing		89 TPD (31,150 TPA)	Mostly from Local suppliers	By road through trucks (No. of trucks required: approx. 5 trucks per day)

	2.	Total after Expansion	Scrap & Ferro Alloys	302 TPD (1,05,700 TPA)	of Mandi Gobindgarh/ Ludhiana	By road through trucks (No. of trucks required: approx. 16 trucks per day)
13.	Details of the products given below:					
	S. No.	Existing		Total after expansion		
	1.	84 TPD (29,400 TPA) of Ingots/ Billets		288 TPD (1,00,800 TPA) of Billets/Ingots or Flats/ Bars/ Rounds		
14.	Details of major machinery given below:					
	S. No.	Equipment's/ Machinery	Existing	Proposed	Total after expansion	
	1.	Induction Furnace	1 × 7 TPH	Upgradation of existing IF & Addition of new IF	2 × 12 TPH	
	2.	Rolling Mill	-	1	1	
15.	Details of emissions:					
	S. No.	Source	Status	Capacity	Chimney Height	APCD
	1.	Induction Furnaces	Existing	1 × 7 TPH	25 m	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 36,000 CMH
			After Expansion	2 × 12 TPH	30 m each	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 60,000 CMH
	2.	DG Sets	Existing	1 × 125 KVA	3 m	Canopy
			After Expansion	1 × 125 KVA & 1 × 750 KVA	3 m & 5 m	Canopy
*Whether separate APCD is to be installed with each induction furnace or not.						
16.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of agreement clearly mentioning the Quantity					
Hazardous Waste:						
	S. No.	Waste category	Existing	Total after expansion	Disposal	
	1.	Category 35.1 APCD dust	70 TPA (0.2 TPD)	0.75 TPD	APCD dust given to M/s Madhav KRG Ltd. A copy of agreement executed with M/s Madhav Alloys	

					Ltd on 11.12.2019 for recycling category 35.1 APCD dust submitted.
	2.	Category 5.1 Used oil	0.02 KLA	0.7 KLA	Used oil given to M/s BRS Lubricants. A copy of agreement executed with M/s BRS Lubricant on 04.01.2020 for lifting and treating category 5.1 Hazardous waste submitted.
17.	Non-Hazardous Waste:				
	S. No.	Waste	Existing	Total after expansion	Disposal
	1.	Slag	2.5 TPD	9 TPD	20% reused for metal recovery & remaining 80% will be given to M/s Deep Enterprises for co-processing. A copy of agreement executed with M/s Deep Enterprises on 01.04.2022 for Co-processing of Slag submitted
18.	Wastewater generation & its disposal Arrangement in Operation phase:				
	S.No.	Description	Existing	Total after expansion	Mitigation Measures/ Remarks
	1.	Domestic wastewater	4 KLD	10.8 KLD	Treated in already installed STP of capacity 25 KLD
	2.	Industrial effluent	-	-	-
19.	Breakup of Water Requirement & its source in Operation phase:				
	Details		Existing Water Demand (KLD)	Proposed Water Demand (KLD)	Total Water Demand After Expansion (KLD)
	Makeup water demand for cooling purpose		13.5	13.5	27
	Domestic water demand		5.5	8	13.5
	Green area (7026 sqm) water demand				
	• Summer		-	• 38.5	• 38.5
	• Winter			• 12.5	• 12.5
	• Monsoon			• 3.5	• 3.5
	Source of water:				
	S. No.	Purposes		Source of water	
	1.	Make-up water for cooling demand		Treated and ground water	

	2.	Domestic water demand	Ground water		
	3.	Green area demand	Treated and ground water		
20.	Rain water utilization proposal	Rainwater recharging will be done outside of project premises by adopting pond. Therefore, pond located in Village Kumbra will be adopted for rain water recharging. A copy of NOC obtained for pond adoption from Village Sarpanch of village Kumbhra submitted. Further, as rainwater harvesting, runoff shall be collected from proposed sheds and reused for sprinkling/cleaning/horticulture purpose etc. within project premises.			
21.	Block wise details of no. of trees to be planted in proposed greenbelt area (1500 trees to be planted @ 1000 sq.m area):	Blockwise green area and no. of trees planted are given below:			
		S. No.	Area Identification	Green area (in sq.m)	No. of trees
		1.	A	4,700	705
		2.	B	2,226	334
		3.	C	100	7
		Total		7,026 sq.m.	1,054 trees
22.	c. Energy requirements & savings.	c. The energy requirement details are given below:			
		Description	Unit	Existing	Proposed
		Power load	KVA	4,000	12,000
		DG set	KVA	1 × 125	1 × 750
					1 × 125 & 1 × 750
	d. Energy saving measures to be adopted within industry:	d. Energy Saving measures to be adopted:			
		<ul style="list-style-type: none"> • LEDs provided in place of CFLs. • Energy efficient Induction Furnace and other machinery will be installed. 			
23.	EMP Budget details:				
	S. No.	Environmental Protection Measures	Capital Cost (Rs. in lakhs)		Recurring Cost (Rs. in lakhs/year)
	1.	Air Pollution Control (Installation of APCD along with continuous emission monitoring system)	100		2.5
	2.	Water Pollution Control (operation of STP of capacity 25 KLD)	-		2
	3.	Noise Pollution Control (provision of	4		1.5

		acoustic enclosure of DG set)		
	4.	Landscaping (development of green area)	10.5	10.5 (for 3 years)
	5.	Solid Waste Management (disposal of domestic solid waste, slag and hazardous waste)	3	0.5
	6.	Environment Monitoring & Management	3	5
	7.	Health, Safety & Risk Assessment (Medical check-up, ESI & PPE kit for workers)	3	1
	8.	Miscellaneous	2	0.5
		Total	Rs. 125.5 Lakhs	Rs. 23.5 Lakhs
	<p>A duly constituted EMC comprises the following:</p> <ol style="list-style-type: none"> 1. Directors 2. Manager (Works) 3. Environment Consultant 			
24.	CER activities:			
	Activities		Total Expenditure (in lakhs)	
	<p>REJUVENATION OF POND Adoption of Kumbra village pond for rainwater harvesting and maintenance of pond as per measures given below:</p> <ol style="list-style-type: none"> i. Nano Bubble Technology to treat wastewater discharge into the pond ii. Tree plantation of 6 ft. size around the pond iii. Removal of solid waste, sludge, silt from the pond iv. Landscaping around the pond & development of park 		Rs. 25 lakhs	

During meeting, the Committee observed that in compliance to the Terms of Reference issued to the industry vide SEIAA letter no. 4781 dated 01.10.2021, the industry is required to submit Wildlife Conservation Plan duly authenticated by Chief Wildlife Warden of the State Govt. for Conservation of Schedule-I species, if exists in the study area. The industry apprised the Committee that the Schedule-I species (Indian Peafowl) falls in the study area. The Committee asked the industry to submit the Wild Life Conservation Plan duly authenticated by Chief Wildlife Warden. The industry agreed to the same.

After detailed deliberations, the Committee decided to defer the case till the submission of Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden by the industry.

Item No.236.05: Application for Environmental Clearance for expansion of Group Housing project namely “Homeland Heights” located at Site No. 5, Sector 70, SAS Nagar (Mohali), Punjab by M/s Homeland Buildwell Pvt. Ltd. (Proposal No. SIA/PB/MIS/259508/2022)

The Project Proponent was granted Environment Clearance vide letter No. SEIAA/MS/2021/4824 dated 18.10.2021 for expansion of the group housing project namely “Homeland Heights” located at Site No. 5, Sector 70, SAS Nagar, Punjab. The total land area of the project is 18,623.325 sqm having built up area of 85,111.5 sqm. The Project Proponent has proposed to construct 303 DUs and 18 shops along with 1 club house and restaurant.

Further, the Project Proponent was granted amendment in Environment Clearance vide letter no. SEIAA/MS/2021/4883 dated 25.11.2021 for group housing project namely “Homeland Heights” located at Site No. 5, Sector 70, SAS Nagar, Punjab.

The project proponent has applied for Expansion in Environmental Clearance of Group Housing project namely “Homeland Heights” located at Site No. 5, Sector 70, SAS Nagar (Mohali), Punjab. The built-up area of project increased from 85,111.5 sqm to 85,360.117 sqm. The project is covered under category 8(a) of the scheduled appended with EIA notification dated 14.09.2006.

The Project Proponent has constructed 298 DUs and 18 Shops out of 303 DUs and 18 Shops. The Project Proponent has proposed to expand the commercial part of the project in such away that the total number of shops increased from 18 to 26.

The Project Proponent has submitted certified compliance report vide letter no. 7580 dated 19.12.2022 issued by Punjab Pollution Control Board. The Project Proponent has also submitted name of the company has been changed from Homeland Buildwell Pvt Ltd to H L Buildwell Pvt. Ltd. A copy of the certified compliance report and certificate of incorporation of company name change is submitted. The Project Proponent has deposited Rs. 500/- vide UTR No. 205083250689 dated 19.02.2022 as checked & verified by the supporting staff of SEIAA.

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The case was considered by the following:

- (i) Mr. Narinder Vaid, Advocate, authorized on behalf of Resolution Professional with respect to M/s H L Buildwell Private Limited.
- (ii) Mr. Sandeep Garg, EC-Coordinator, M/s Eco Laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	Description	EC accorded	Proposed	Total after Expansion
1.	Plot Area	18,623.325 sq.m.(or 4.6019 acres)		
2.	Built-up Area	85,111.5 sq.m.	248.617 sq.m.	85,360.117 sq.m.
3.	Dwelling Units	303	-5	298
4.	Shops	18	8	26
5.	Estimated Population	1,400 persons	-7 persons	1,393 persons
6.	Total Fresh water demand	124 KLD	-2 KLD	122 KLD
7.	STP capacity	Already installed STP of 200 KLD		
8.	Solid waste generated	553 kg/day	-6 kg/day	547 kg/day
9.	Parking Provision	688 ECS		
10.	Rain water recharging pits	5 pits		
11.	Power load	3,861 KVA	37	3898 KVA
12.	DG sets	Already provided 2 DG sets of capacity 500 KVA each		

Details of activities under Environment Management Plan is mentioned below:

Description	Recurring Cost (Rs. in Lakhs/annum)
Waste water Management (STP of 200 KLD capacity)	3
Air, Noise Pollution Management & Landscaping	0.50
Rainwater Recharging (maintenance of 5 pits)	0.50
Environmental Monitoring	0.25
Solid Waste Management (including mechanical composter of size 300 kg)	2.50
Energy Conservation Measures (LED & solar panel system)	0.25
TOTAL	Rs. 7.00 Lakhs

Rs. 40 Lakhs has been reserved under CER activities as given below:

Sr. No.	Activities	Amount (Rs. in Lakhs)	Tentative time completion of the activities
1	Rain water harvesting shall be carried out by adopting a village pond located at village Khizrabad Hatli Patti SAS Nagar (Mohali). For this the stream carrying the waste water of the village shall be diverted in one corner of Phytoid Plants Trench (designed based on the technology developed by the CSIR-NEERI's) divided into different parts, the overflow of each chamber which will ultimately lead to the purification of the water collected into the pond to avoid any contaminated of ground water aquifer.	20	31.05.2022
2	Solar panel of 10 KW system shall be installed in the govt. primary school Building situated at village Khizrabad Hatli Patti SAS Nagar (Mohali)	10	31.05.2022
3	Bio Toilets in the Govt. Primary School Building situated at village Khizrabad Hatli Patti SAS Nagar (Mohali)	5	31.05.2022
4	Repair cleaning and whitewash of the Govt. Primary School Building situated at village Khizrabad Hatli Patti SAS Nagar (Mohali)	5	31.05.2022
Total		40	

During meeting, the Project Proponent apprised the Committee as under:

- (i) The name of the promoter company has been changed from M/s Homeland Buildwell Pvt Ltd to M/s H L Buildwell Pvt Ltd with effect from 24.03.2021. A copy of the certificate in this regard has been submitted.
- (ii) As per order of the Hon'ble Adjudicating Authority, Corporate Insolvency Resolution Process ("CIRP") has been initiated in respect of the M/s H L BUILDWELL PRIVATE LIMITED ("the Company/ Corporate Debtor") under the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC Code, 2016") with effect from 15th February, 2022 and Mr. Deepak Garg had been appointed as Interim Resolution Profession. Further, as per order dated 01-04-2022 of Hon'ble NCLT, Mr. Vinay Kumar Singhal, (IP Registration No.: IBBI/IPA-002/IP-N00624/2018-2019/11880) have been appointed as the Resolution Professional with respect to the company in place of Mr. Deepak Kumar Garg.
- (iii) Furthermore, the Resolution Professional with the permission of the Committee of Creditors (COC) has invited the Resolution Plans, the prospective Resolution applicants have submitted the plans.

The COC has approved the resolution plan and the RP has filed an application before the Honorable Adjudicating Authority. The next date of hearing is fixed for 10.01.2023.

The Committee further perused the proceedings of the 229th meeting of SEIAA held on 03.01.2023 and it was observed that Sh. Vinay Kumar Singhal, IRP vide request letter dated 02.05.2022 sought extension in Environment Clearance for complying with the following conditions:

- i. The project proponent shall submit revised Remediation and Natural & Community Resource Augmentation plan of Rs 40 Lakhs to SEIAA, Punjab, by 05.11.2021.
- ii. Amount of Rs. 40 lacs shall be spent on the activities taken under the Remediation and Natural & Community Resource Augmentation plan of the proposed project (to be submitted by the PP by 05.11.2021 for consideration / approval of SEIAA) and said plan shall be implemented within a period of 6 months.
- iii. Bank Guarantee of Rs 40 Lakhs will be deposited by the Project Proponent with the Regional Office, Punjab Pollution Control Board, Mohali in place of Bank Guarantee amounting to Rs.6.0 Lacs as an assurance to complete activities taken under remediation plan and Natural and Community Resource Augmentation Plan and copy of the receipt of the same shall be submitted to SEIAA Punjab by 05.11.2021. The Bank Guarantee will be released by SEIAA after successful implementation of the activities prescribed and approved in the Remediation and Natural & Community Resource Augmentation plan on the recommendations of Regional Office, MoEF&CC, Chandigarh or SEIAA /SEAC Committee.
- iv. This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with conditions (i), (ii) and (iii) above.

The aforementioned matter was considered in the 206th, 225th and lastly in 229th meetings of SEIAA held on 3.01.2023 wherein, it was decided to accept the request of Sh. Vinay Kumar Singhal, IRP for grant extension in validity of EC subject to the following conditions:

- i. The validity of the bank guarantee amounting to Rs 40 Lakhs shall be extended and submitted to Regional Office, Punjab Pollution Control Board, Mohali as an assurance to complete the activities to be implemented under the remediation plan and Natural and Community Resource Augmentation Plan one month before its expiry and a copy of the receipt of the same will be submitted to SEIAA Punjab.
- ii. The Bank Guarantee will be released by SEIAA after successful implementation of the activities prescribed and approved in the Remediation and Natural & Community Resource Augmentation plan on the recommendations of the Regional Office, MoEF&CC, Chandigarh, or SEIAA /SEAC Committee.

The Committee further perused the certified compliance report of Punjab Pollution Control Board submitted vide letter no. 7580 dated 19.12.2022 for complying the conditions of earlier Environment Clearance granted to the promoter company. The Committee observed that most of the conditions could not be verified by PPCB during their visit to the project.

The Committee decided that Sh. Parminder Singh Bhogal, Member SEAC shall visit the project site to check the compliance of EC conditions.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the self-certified compliance report for complying with the conditions of Environment Clearance earlier granted to it and the Member SEAC check the compliance status of the Environment Clearance.

Item No. 236.06: Application for Environment Clearance under EIA notification dated 14.09.2006 for the commercial project namely “Aeroplaza” located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab by M/s Shudh Gold. (Proposal No. SIA/PB/INFRA2/402459/2022).

The Project Proponent has applied for Environmental Clearance under EIA notification dated 14.09.2006 for the commercial project namely “Aeroplaza” located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab. The total land area of project is 20246.57 sqm having built up area of 58716 sqm. The project is covered under 8 (a) and category B2 of the schedule appended with the EIA notification dated 14.09.2006. The cost of the project is 256 Cr.

The Project Proponent has submitted online application form and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 1,17,768/- through UTR No. IDFBH22252506708 dated 09.09.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7357 dated 01.12.2022 has sent the latest construction status report with details as under:

“The project site was visited by officer of the Board on 18.11.2022 and it was observed as under:

Sr. No.	Report of point sought by SEIAA	Remarks
1.	<i>Construction status of the proposal</i>	<i>No site development work has been started at the site. The Project Proponent has provided demarcation of the site using tin sheds on 3 side along the boundary. The site is adjoining to “Aero Arcade” commercial project site, Aerocity, Mohali, ON the back side of the project site residential plots of blocks G, Aerocity have been established. No drain passes through the project site. The project site is located in Aerocity, Mohali.</i>
2.	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive, if any.</i>	<i>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 industry located within 100m of the site.</i>

3.	Whether the site meets with the prescribed criteria for setting up of such projects	The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009.
----	---	--

It is further intimated that GMADA has laid down sewer in the area and has installed STP of 500 KLD for the treatment of wastewater generated from Aero City project. GMADA is in process of upgrading the STP of 10 MLD capacity and has given deadline of 31.12.2022 for completion.”

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The meeting was attended by the following:

- (i) Sh. Kasturilal Tondon, Project Head, M/s Shudh Gold.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent	Commercial Project “Aeroplaza” located at Pocket No1,Block –G Aerocity District SAS Nagar (Mohali), Punjab. Mr. Ashok Kumar (Partner)
1.2	Proposal No.	SIA/PB/INFRA2/402459/2022
1.3	Location of Project	Pocket No1,Block –G Aerocity District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area	Total Plot Area = 5 acres Total Built up area = 58716 Sqm
1.5	Category under EIA notification dated 14.09.2006	The project falls under category 8(b) – “Construction Project”; Category B2 as per EIA Notification dated 14 th September, 2006 and its subsequent amendments
1.6	Cost of the project	Rs. 256 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the	Yes, the project falls within Master plan of SAS Nagar. Land is auctioned by GMADA. Allotment letter is submitted.

	provisions of Master Plan	
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of Allotment letter for the commercial chunk site measuring 5 acres in the name of M/s Shudh Gold issued by GMADA vide No 13861 dated 04/07/2022 submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act, 1980 or not:	The clearance is not required under the Forest Conservation Act 1980. An undertaking in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No land is involved under the provisions of PLPA, 1900. An undertaking in this regard submitted.
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. 7 km and 15 km from the project location respectively. Thus, project falls outside eco-sensitive zone of the sanctuary. Thus, no wildlife clearance is involved in the project. Undertaking in this regard is attached along with application.
3.4	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.
3.5	Green area requirement and proposed No. of trees:	Proposed trees to be planted: 151 trees

4.	Configuration & Population	
4.1	Configuration & Population details:	Commercial Project. Population 7126 Persons
5	Water	
5.1	Overall Water Demand and Wastewater generation details:	
	Total built up area of Ground and Mezzanine floor floor is 9335 sqm	Population on the floors @1 person / 3 sqm 9335/3
	Total built up area on rest of the floors 24093 sqm	Population on the floors @1 person / 6 sqm 24083.60 /6
	Total population	7126 persons
	Floating population @ 90 % of the total population	6413 Persons
	Permanent population @ 10 of the total population Approximately	713 persons
	No. of permanent population	713 persons @45 lit/day 32 M ³ /day
	Floating population	6413 persons @15 lit/day 97 M ³ /day
	Total consumption of water	129 M ³ /day
	Total Discharge @ 80% to STP	103 M ³ /day
	Flushing	713 persons @20 lit/day 6413 persons @10 lit/day 14 M ³ /day 64 M ³ /day
5.2	Total fresh water requirement:	50 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>	A copy of allotment letter vide letter No 13861 dated 04/07/2022 issued by GMADA submitted, wherein it has been mentioned that the allottee will be provided separate connection for fresh water for drinking.

5.5	Total wastewater generation:	103 KLD														
5.6	Treatment methodology: (STP capacity, technology & components)	103 KLD of sewage will be generated from the project which will be treated in existing STP of 125 KLD capacity.														
5.7	Treated wastewater for flushing purpose:	78 KLD														
5.8	Treated wastewater for green area in summer, winter and rainy season:	No treated wastewater shall be utilized into green area.														
5.9	Utilization/Disposal of excess treated wastewater.	Summer: 25 KLD Winter: 25 KLD Monsoon: 25 KLD														
5.10	Cumulative Details for Summer Season:															
	<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 to GMADA Sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>129 KLD</td> <td>103 KLD</td> <td>103 KLD</td> <td>78 KLD</td> <td>Nil</td> <td>25 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 to GMADA Sewer	1.	129 KLD	103 KLD	103 KLD	78 KLD	Nil	25 KLD	
Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed to GMADA Sewer										
1.	129 KLD	103 KLD	103 KLD	78 KLD	Nil	25 KLD										
	* Allotment letter vide letter No 13861 dated 04/07/2022 issued by GMADA wherein it has been mentioned that the allottee shall be entitled for sewer and storm water connection in the main sewer and storm network developed by GMADA.															
5.11	Rain water harvesting proposal:	6 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:	6 DG sets of total capacity 4,160 KVA (2 × 1010 KVA + 2 × 500 KVA + 1 × 240 KVA & 125 KVA) for essential services such as STP, borewell, etc.														
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	1426 kg/day		
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be composted in Mechanical Composters of 50 kg/ hr has been proposed. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site. A separate area of 50 sq.m has been earmarked for solid waste management within the project.		
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be 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 = 3900 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 water heaters & solar panels are being proposed within the project premises.		
8.3	Details of activities under Environment Management Plan. Construction phase:			
	S.No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
	1.	Medical Cum First Aid	0.50	1.0
	2.	Toilets for sanitation system	2.0	1.0
	3.	Wind breaking curtains	8.0	2.0
	4.	Sprinklers for suppression of dust	4.0	2.5
	5.	Sewage Treatment Plant	60.0	
	6.	Solid Waste segregation & disposal	14.0	
	7.	RWHP	3.0	
	8	Green area development	2.5	
	Total		Rs. 94 Lakhs	Rs. 6.5 Lakhs/annum

Operation Phase:		
S.No.	Title	Recurring Cost (Rs. Lakhs/Annum)
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	6.0
3.	RWHP	0.50
4.	Green area development	5.00
	Total	Rs. 16.00 Lakhs/annum
8.4	CER Activities:	Submitted

The Committee observed that the Project Proponent has not submitted any details with regard to each of the activities proposed under CER along with NOCs from different stakeholders. After discussions, the Project Proponent agreed to install smog tower to improve the ambient air quality of the area in lieu of the activities earlier proposed under CER. The Project Proponent has submitted a copy of the letter, wherein he has mentioned that he shall spend Rs 2.56 Cr for installation of Smog Tower at Mohali.

After detailed deliberations, the Committee decided to forward the application to SEIAA with the recommendation to grant Environmental Clearance for the commercial project namely "Aeroplaza" located at Pocket No1, Block –G Aerocity District SAS Nagar (Mohali), Punjab as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions as under:-

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 129 KLD, out of which 50 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed to GMADA Sewer
1.	129 KLD	103 KLD	103 KLD	78 KLD	Nil	25 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an

environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 06 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.
- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 151 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or

invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.

- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife

norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- (i) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

Construction phase:

S.No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation system	2.0	1.0
3.	Wind breaking curtains	8.0	2.0
4.	Sprinklers for suppression of dust	4.0	2.5
5.	Sewage Treatment Plant	60.0	
6.	Solid Waste segregation & disposal	14.0	
7.	RWHP	3.0	
8	Green area development	2.5	
Total		Rs. 94 Lakhs	Rs. 6.5 Lakhs/annum

Operation Phase:

S.No.	Title	Recurring Cost (Rs. Lakhs/Annum)
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	6.0

3.	RWHP	0.50
4.	Green area development	5.00
	Total	Rs. 16.00 Lakhs/annum

CER activities details:

Sr. No.	Description	Amount
1.	Smog Tower at Mohali	2.56 Crore

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the

Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 236.07: Application for Environment Clearance under EIA notification dated 14.09.2006 for construction of multistoried office building for punjab state office, senior management centre/ transit camp building by M/s Indian Oil Corporation Limited at Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar, Punjab (Proposal No. SIA/PB/INFRA2/409101/2022).

M/s Indian Oil Corporation Limited has applied for Environment Clearance under EIA notification dated 14.09.2006 for construction of multistoried office building for punjab state office, senior management centre/ transit camp building by M/s Indian Oil Corporation Limited at Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar. The total plot area of the project is 2.23 acres having built up area of 25,457. 093 sqm. The project is covered under category 8 (a) of the scheduled appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted online application form and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 49,155/- through UTR No. P092220161836656 dated 31.03.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 23 dated 02.01.2023 has sent the latest construction status report with details as under:

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

- 1. As per the site shown by the representative, no site development work has been started at the site. The project proponent has provided demarcation of the site using barbed wire mesh along the boundary. The site is situated in IT City and located at a distance 100-150 m from Infosys Mohali, at a distance of 50 mtr from OP tower (IT office), at a distance 400 m from Amity University campus and at a distance of 100-150 m from residential area of IT City, Mohali. N-choe drain passes at a distance of 250 mtr from the project site.*
- 2. The project site is located in IT City, Sector-83-A, Mohali.*
- 3. No MAH industry/cement plant/ grinding unit/ rice sheller/ saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No air polluting industry located within 100 m of the site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.*
- 4. GMADA has laid sewer in the area and has installed STP of 250 KLD for the treatment of wastewater generated from It City project.”*

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The meeting was attended by the following:

- (i) Sh. Anil Kumar, General Manager M/s Indian Oil Corporation Limited
- (ii) Sh. Ashish Tripathi, Consultant M/s Parivesh Environment Services Pvt Ltd.
- (iii) Sh. Vidas Tripathi, Consultant M/s Parivesh Environment Services Pvt. Ltd. .

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

S.No.	Description	Details
1.	Name of Project & Project Proponent:	Proposed Construction of Multistoried Office Building for Punjab State Office, Senior Management Centre/ Transit Camp Building by M/s Indian Oil Corporation Limited
2.	Proposal No.	SIA/PB/INFRA2/409101/2022
3.	Location of Project:	Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar, Punjab
4.	Details of Land area & Built up area:	Plot area-9,024.490 m ² (2.23 Acres) Built up area - 25,457.093m ²
5.	Category under EIA notification dated 14.09.2006	8 (a)
6.	Cost of the project	187.49Cr.
7.	Site Suitability Characteristics	
A.	Whether project is suitable as per the provisions of Master Plan:	The site of the project falls in public building zone as per the Master Plan of SAS Nagar.
B.	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The GMADA has allotted 2.23 Acres of land in IT City, SAS Nagar for the development of the office building complex vide memo no. GMADA-E.O./2019/7257 dated 01.02.2019.
8.	Forest, Wildlife and Green Area	
C.	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. There is no land area of the site comes under the provision of Forest Conservation Act 1980,
D.	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900	No, a self-declaration in this regard submitted.
E.	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. the proposed site area does not come under the provision of wildlife protection act. City bird sanctuary is at the distance of 11 km in NNE and Sukhna wildlife sanctuary is at the distance of 16 km in NE direction from the site area. The PP has also submitted an undertaking in this regard.
F.	Whether the project falls within the influence of Eco Sensitive Zone or not	No Project site does not fall within the Eco sensitive zone of City bird sanctuary and sukhna wild life sanctuary.

G.	Green area requirement and proposed No. of trees:	26.55% of PA i.e. 2,392.98 m ² is proposed as green area. Total trees proposed at the site are 113.				
9.	Configuration & Population					
A	Proposal & Configuration	S.No.	Description	Area In sqm		
		1.	Plot area	9,024.490		
		2.	Built up area (FAR+Non FAR)	25,457.093		
B	Bifurcation of the Built-up area:					
	S.no.	No. of Floors	FAR Area (m ²)		Non - FAR Area (m ²)	Built Up Area (m ²)
			PSO Block	SMC Block	PSO Block	SMC Block
	1)	Basement			7,330.135	7,330.135
	2)	Ground Floor	1945.533	600.994	157.773	78.870
	3)	1 floor	1048.442	439.225	175.373	78.870
	4)	2 floor	1385.999	522.645	161.233	78.870
	5)	3 floor	1384.710	522.645	161.233	171.158
	6)	4 floor	1452.068	521.745	305.840	171.158
	7)	5 floor	1376.956	558.541	258.765	147.478
	8)	6 floor	1377.629	564.737	161.233	146.399
	9)	7 floor	-	558.540	-	147.478
	10)	8 floor	-	449.267	-	186.318
	11)	Terrace Floor	-	42.761	437.466	307.006
	12)	Total Area of PSO & SMC Blocks	9,971.337	4,781.1	1,818.916	1,513.605
	13)	Check Post -1	9.24		-	9.24
	14)	Check Post -2	-		9.00	9.00
	15)	Meter Room	-		23.760	23.76
	16)	Total Area	14,761.677		10,695.416	25,457.093
C	Population Details					
	S. No.	Unit Name	Type of Occupancy	Area (m ²)/DU	Occupant Load/ m ² /Person	Total Population
		Office Block				
	1.	PSO & SMC Block	Office Space	12,852.401	10 m ² /Person (As per table-3 of NBC 2016)	1,285
	2.	SMC Block	Residential	1900.036	12.50m ² /Person (As per table-3 of NBC 2016)	152
	3.	Staff	@10% of total population			144
	4.	Visitors	@10% of total population			144
	5.	Total Population				1,725
10.	Details of Water requirement					

Sr. No.	Description	Total Population/area in Sqm	Unit water consumption (LPCD)	Total Water Requirement (KLD)				
A.	Main Uses							
	Offices Space/Office	1285	45	57.825				
	Residential	152	86	13.072				
	Staff	144	45	6.48				
	Visitors	144	15	2.16				
	Domestic Water Demand			80 KLD				
B.	Other Uses							
	Landscape Area	2392.98	5.5l/sqm/day	13				
	DG Cooling	2x1010 KVA+1x180 KVA	0.9l/KVA/Hr	12				
	HVAC Cooling	700 TR	10 Lt/TR/Hr	70				
	Filter backwash			15				
	Kitchen, Café & Dining			10				
	Total Water Requirement			190 KLD				
A.	Total fresh water requirement:	103 KLD						
B.	Source:	Request letter for obtaining permission for supply of fresh water submitted to GMADA.						
C.	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Not submitted						
D.	Total wastewater generation:	79 KLD						
E.	Treatment methodology: (STP capacity, technology)	STP capacity: 95 KLD Technology Proposed- MBR						
F.	Treated wastewater for green area in summer, winter and rainy season:	Treated wastewater to be utilized for landscape during summer- 13KLD, Winter- 4KLD and in monsoon-1 KLD.						
G.	Utilization/Disposal of excess treated wastewater.	Except green area, treated wastewater @ 2 KLD shall be utilized for HVAC cooling during summer season, 11 KLD during winter season and 14 KLD during rainy season & 56 KLD shall be utilized for flushing purpose for all three seasons.						
H.	Cumulative details							
	Seasons	Total Water Demand	Total Fresh water Demand	Wastewater generation	Flushing Water Demand	Landscape Water	HVAC water	Filter back wash + Kitchen
	Summer	190 KLD	119 KLD	79 KLD	56 KLD	13 KLD	2 KLD	15 KLD
	Winter	181 KLD	110 KLD	79 KLD	56 KLD	04 KLD	11 KLD	15 KLD
	Rainy	178 KLD	107 KLD	79 KLD	56 KLD	01 KLD	14 KLD	15 KLD

I.	Rain water harvesting proposal:	Total 6 Rain Water Harvesting pits being proposed for artificial rain water recharge within the project premises	
11	Air		
A.	Details of Air Polluting machinery:	3 No. of DG Sets of capacity 2200 KVA (2 x 1010kVA+1x180kVA) 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	
B.	Measures to be adopted to contain particulate emission/Air Pollution	Anticipated Impact	Mitigation Measures
		<p>Construction Phase:</p> <ol style="list-style-type: none"> 1. Dust emission from transportation of construction material. 2. Gaseous emissions from construction machinery. 3. Dust from construction activities. 4. Emission from DG sets. 	<ol style="list-style-type: none"> 1. Site will be enclosed with 10 m high barricade around the project boundary which will act as a wind breaker. 2. Water sprinkling will be carried out for dust suppression. 3. All the machinery deployed at site are of highest standard and of reputed make and comply with the emission standards 4. Low sulphur diesel will be used for DG sets, vehicles and construction machinery. 5. Vehicles having valid pollution under control (PUC) certificate will be allowed to enter the project site. 6. The trucks carrying construction materials and debris will be suitably covered by tarpaulin/plastic sheets
C.		Anticipated Impact	Mitigation Measures
		<p>Operation Phase:</p> <ol style="list-style-type: none"> 1. Vehicular movement 2. DG sets operation 	<ol style="list-style-type: none"> 1. Tree plantation to attenuate particulate matter. 2. Ultra Low sulphur diesel (ULSD) will be used for DG sets. 3. Stack height will be provided as per CPCB norms. 4. Ensure smooth traffic circulation and restriction on vehicular speed within the premises.

12	Waste Management													
A.	Total quantity of solid waste generation	220 kg/day												
B.	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>Bio-Degradable waste 1. Bio-degradable waste will be subjected to composting through Organic Waste Converter and the compost will be used as manure. 2. STP sludge is proposed to be used in horticulture. 3. Horticultural Waste is proposed to be composted and used for gardening.</p> <p>Recyclable waste Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition.</p> <p>ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers. Disposal Recyclable & non-recyclable waste will be disposed through an authorized service provider/vendor.</p>												
13	Energy Saving & EMP													
A.	Power Consumption:	1,441 kW												
		<p>Energy saving measures 3 no. of DG sets of total capacity 2,200 kVA (2x1010 + 1x180)</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>Savings (kW)</th> </tr> </thead> <tbody> <tr> <td>A.</td> <td>Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.</td> <td>65.35</td> </tr> <tr> <td>B.</td> <td>LEDs for internal lighting</td> <td>146.65</td> </tr> <tr> <td colspan="2">Total Energy Saved</td> <td>212</td> </tr> </tbody> </table> <p>Total energy consumption = 1414 KW Energy saved through various provisions = 212 KW TOTAL ENERGY SAVING = 15 %</p>	S.No.	Description	Savings (kW)	A.	Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.	65.35	B.	LEDs for internal lighting	146.65	Total Energy Saved		212
S.No.	Description	Savings (kW)												
A.	Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.	65.35												
B.	LEDs for internal lighting	146.65												
Total Energy Saved		212												
	Details of activities under Environment Management Plan:	<p>During construction phase Project Manager will be responsible and during operation phase, Project Manager will be responsible for implementation of the EMP</p> <p>CONSTRUCTION PHASE:</p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>CAPITAL COST (INR LAKH)</th> <th>RECURRING COST (INR LAKH)</th> <th>ITEMS COVERED</th> </tr> </thead> <tbody> <tr> <td>Medical Cum First Aid</td> <td>1</td> <td>0.5</td> <td>First aid medical facility with first aid kit</td> </tr> <tr> <td>Toilets for sanitation system</td> <td>1</td> <td>0.5</td> <td>Toilets with septic tank</td> </tr> </tbody> </table>	COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH)	ITEMS COVERED	Medical Cum First Aid	1	0.5	First aid medical facility with first aid kit	Toilets for sanitation system	1	0.5	Toilets with septic tank
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH)	ITEMS COVERED											
Medical Cum First Aid	1	0.5	First aid medical facility with first aid kit											
Toilets for sanitation system	1	0.5	Toilets with septic tank											

		Wind breaking curtains	3	0.5	Wind breaking walls at vulnerable areas
		Sprinklers for suppression of dust	2	0.5	Sprinklers, Pipeline
		TOTAL	7.0	2.0	
Operational Phase					
		COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH)	ITEMS COVERED
		Sewage Treatment Plant	40	10	STP
		Solid Waste segregation & disposal	10	2.5	Colored Bins at appropriate Locations
		Green Belt including Lawns coverage	22	19.86 (For 3 year)	Plantation and landscaping
		RWHP	9	6	Rainwater Harvesting Pits
		TOTAL	81	38.36	

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

1. The Project Proponent shall submit self-declaration regarding non-involvement of land area of the project under the forest/PLPA land area, Wildlife Sanctuary and Eco-sensitive zone.
2. The project proponent shall submit the legible & approved layout plan.
3. The Project Proponent shall submit latest analysis report of ground water, ambient air & noise.
4. The Project Proponent shall provide the details of area considered for office and residential spaces under PSO & SMC block for population estimation.
5. The Project Proponent shall submit the revised water balance for all the 3 seasons by revising water consumption from 86 lpcd to 135 lpcd for residential component along with proposal for utilization/disposal of treated wastewater.

6. The Project Proponent shall submit the permission for supply of fresh water from competent authority.
7. The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:
 - a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
 - b) Rejuvenation of Village Ponds.
 - c) Development of Infrastructure for utilization of treated effluent of STPs.
 - d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
 - e) Rainwater harvesting in Public Buildings.
 - f) Alternatives to Single Use Plastic.
 - g) Solid waste Management
 - h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
 - i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.
8. The Project Proponent shall earmark dedicated location at the layout plan for carrying out solid waste management.
9. The Project Proponent shall submit revised EMP by revising the cost of STP based on MBR technology.

Item no. 236.08: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely “Roselyn Square” at PR-7, Village Ramgarh Bhuda, District SAS Nagar, (Punjab) by M/s Mrs. Rosy Singla, (Proposal No. SIA/PB/MIS/257739/2022).

The project proponent has submitted an application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of commercial Project namely “Roselyn Square” at PR-7, Village Ramgarh Bhuda, District SAS Nagar, (Punjab). The total land area of the project is 7943.209 sqm having built-up area of 29,892.361 Sqm. The Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 59,800/- paid vide NEFT No. AXIC193386332448 dated 04.12.2019. The adequacy of the fee deposited by the Project Proponent has been checked and verified by supporting staff SEIAA. The total cost of the project is Rs. 5825.12 Lacs.

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 02.03.2022. Punjab Pollution Control Board vide letter no. 2067 dated 29.03.2022 has sent the latest construction status report with details as under:

“It is intimated that vide email dated 2/3/2022, SEIAA has sought the report w.r.t. construction status of physical structures within 500 m radius of the site and compliance regarding siting criteria for this project.

The project proponent has applied for obtaining Environmental Clearance for establishment of Commercial Project in the name of "Roselyn Square" an area measuring 7943.209 sqm. (or 1.96 acres) (as per detail uploaded by the project proponent for grant of EC) at PR-7 Road , village Ramgarh Bhuda, Distt. SAS Nager. The total proposed built up area of the project is 29,892.361 sqm and the proposed cost of the project is Rs. 58.25 Crores.

The project proponent had earlier obtained consent to establish (NOCO) form pollution angle under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevision & Control of Pollution) Act, 1981 vide no. CTE/ Fresh / SAS /2018/8644409 dated 3/11/2018 having validity upto 2/11/2019 for the development of commercial project in an area of 4290.90 sqm (built up area: 12390.63 sqm) having 80 Showrooms, 18 SOHOs, 10 Office & 35 Rest Rooms, subject to certain terms and conditions mentioned therein and same was further extended vide no. CTE/Exrt/SAS/2021/17389947 dated 10/12/2021, which is valid upto 2/11/2022. The project proponent earlier submitted the CLU issued

by the Office of Regional Deputy Director-cum- competent Authority, Local Government Patiala vid order no. CLU/DDLG/ PTL/ 2018/15690 dated 16/7/2018 for commercial purpose for the proposing as under:

ਲੜੀ ਨੰ.	ਖਸਰਾ ਨੰ.	ਬਿਨੈਕਾਰ ਦੀ ਜਮਾਬੰਦੀ ਅਨੁਸਾਰ ਰਕਬਾ (ਬਿਘੇ ਬਿਸਵੇ ਬਿਸਵਾਸੀ)	ਸਕੀਮ ਅਧੀਨ ਰਕਬਾ (ਬਿਘੇ ਬਿਸਵੇ ਬਿਸਵਾਸੀ)
1.	522/2/2	2-0-0	2-0-0
2.	521/2	2-18-0	2-18-0
3.	0-4-12	0-4-12	0-4-12
	ਕੁੱਲ	5-2-12	5-2-12

Now, the project proponent has uploaded an additional CLU issued by Office of Additional Deputy Commissioner (Urban Development)-cum-competent Authority, SAS Nagar vide no . CLU/ADC/(UD) / SAS/2021/444 dated 17/9/2021 for commercial project as under:

ਲੜੀ ਨੰ.	ਖਸਰਾ ਨੰ.	ਬਿਨੈਕਾਰ ਦੀ ਜਮਾਬੰਦੀ ਅਨੁਸਾਰ ਰਕਬਾ (ਬਿਘੇ ਬਿਸਵੇ ਬਿਸਵਾਸੀ)	ਰੋਡ ਵਾਈਡਨਿੰਗ ਅਧੀਨ ਰਕਬਾ (ਬਿਘੇ ਬਿਸਵੇ ਬਿਸਵਾਸੀ)	ਬਾਕੀ ਬੱਚਦਾ ਸਕੀਮ ਅਧੀਨ ਰਕਬਾ (ਬਿਘੇ ਬਿਸਵਾ ਬਿਸਵਾਸੀ)
1.	521/1	01-02-00	00-00-00	01-02-00
2.	522/2/1	01-00-00	00-00-00	01-00-00
3.	526/2	01-00-00	00-05-00	00-15-00
4.	527/2	03-12-00	0-09-00	03-03-00
5.	528	02-16-00	00-09-00	02-07-00
	ਕੁੱਲ	09-1000	01-03-00	08-07-00
ਨੋਟ	ਬਿਨੈਕਾਰ ਆਪ ਉਕਤ ਅਨੁਸਾਰ ਰੋਡ ਵਾਈਡਨਿੰਗ ਅਧੀਨ ਰਕਬਾ ਛੱਡਣ ਦਾ ਪਾਸੰਦ ਹੋਵੇਗਾ।			

The proposed sit of the project was visited by officer of the Board on 23/3/2022 and the pointwise status report is as under:

1. The proposed site of the project is located on PR-Road, village Ramgarh Bhuda, Distt. SAS Nagar. The proposed site is located on R.H. S of Zirakpur -Mohali. The project proponent has demarcated the boundaries of the project. The construction activity pertaining to the project is not started at the proposed site. The proposed site is adjacent to the commercial project under construction for which the project proponent had earlier obtained separate consent to establish (NOC) from pollution angle. Detail of the same mentioned in para no. 3.
2. As physically observed, the distance of the proposed site forms the various approved existing operational industries, / units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement Plant /Grinding unit	300m
2.	Rice Sheller/ Salla Plant	500m
3.	Stone Crushing / Screening Cum Washing Plant	500m
4.	Hot Mix Plant	300m
5.	Brick Klin	300m
6.	CBWTF	500m
7.	Poultry Farm	500m
8.	Jaggery Unit	200m
9.	Retailed Outlet (Petrol/HSD)	50

3. The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.

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 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Sh. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The project proponent was not present during the meeting. Thereafter, 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.	Name & Location of the project	Commercial project "Roselyn Square" located at PR-7 road, Village Ramgarh Bhuda, Distt. SAS Nagar, Punjab by Mrs. Rosy Singla.
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 29,892.361 sq.m.
3.	Copy of the Master plan duly marked with the project site	The Project falls in Mixed Land Use in the Revised Master Plan of Zirakpur, 2031 as per location shown by the Project Proponent.
4.	Copy of duly signed Layout plan	Copy of layout plan is attached along with the application

5.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	Khasra No.	Area details (In Sqm)	Ownership/Lease
		Khasra Nos: 521/1(1-2), 522/2/1(1-0), 526/2(1-0), 527/2(3-12), 528(2-16)	9 bighe,10 biswa 7943.209 sq.m.	Mrs. Rosy Singla
A copy of the permission for change of land use for the total land area of 9 bighe,10 biswa (7943.20 sq.m) obtained from Office of Additional Deputy Commissioner (Urban Development) issued by vide letter No. CLU/ADC (UD)/SAS/2021/444 dated 17.09.2021 submitted. Details are as under:				
6.	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.	Undertaking regarding sole proprietorship for Mrs. Rosy Singla submitted.		
7.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	A copy of NOC issued by DFO vide letter No. FCA/3046 dated 20.08.2021 submitted, wherein it has been mentioned that the no forest is involved in the project area falling in village Ramgarh Bhuda, bearing hadbast No. 42 , Khasra Nos: 521/1, 522/2/1, 526/2, 527/2, 528.		
8.	Does the project cover under PLPA, 1900	A copy of NOC issued by DFO vide letter No. FCA/3046 dated 20.08.2021 submitted, wherein it has been mentioned that the no project area falling in village Ramgarh Bhuda, bearing hadbast No. 42 , Khasra Nos: 521/1, 522/2/1, 526/2, 527/2, 528 attracts the provisions of the PLPA 1900.		
9.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL)	No, the project does not fall in the notified eco-sensitive zone.		
10.	Detail of various components			
	S.no.	Description	Particulars	unit
	1.	Plot Area	7,943.209	Sq.m.
	2.	Proposed Built Up Area	29,892.361	Sq.m.

	3.	Number of Building Blocks	1 Building Block	Nos.
	4.	Max Height of Building	50	m
	5.	Max No of Floors	5	-
	6.	Expected Population	5,703	Persons
	7.	Proposed Ground Coverage Area (50%)	3,448.81	Sq.m.
	8.	Proposed Built Up Area	29,892.361	Sq.m.
	9.	Total Water Requirement	133	KLD
	10.	Fresh water requirement	73	KLD
	11.	Flushing requirement	60	KLD
	12.	Wastewater Generation	106	KLD
	13.	Proposed STP Capacity	200	KLD
	14.	Surplus treated water	42	KLD
	15.	Proposed Green Area	802.35	Sq.m.
	16.	Green area to be developed as per Karnal Technology	0.472	Acres
	17.	Municipal Solid Waste Generation	1,511	kg/day
11	Details of population:			
	S.No.	Details	Area (sq.m.)	Criteria
	1.	Hyper Market Floor	1,960.02	1 person per 3 sq.m.
	2.	Lower ground floor (Shops /Plaza)	2,275.76	1 person per 3 sq.m.
	3.	Upper ground floor (Shops/Anchor Store)	3,579.64	1 person per 3 sq.m.
	4.	First Floor (Koisk/Anchor store/ shops)	3,275.47	1 person per 6 sq.m.
	5.	Second Floor (Food Court/Restaurant)	2,936.48	1 person per 1.8 sq.m.
	6.	Third Floor (SOHO/ Offices)	919.94 + 2,354.20 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m
	7.	Fourth Floor (SOHO/ Offices)	919.94 + 2,323.74 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m
	8.	Fifth Floor (SOHO/ Offices)	919.94 + 2,323.74 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m
	Total Estimated Population			5,703 persons

12	<p>Details of water demand as per the components:</p> <p>The Project Proponent proposes to install water efficient fixtures within the project and therefore, the below mentioned calculation is based on the reduced water requirement after the installation of the said fixtures.</p>						
	Sr. No.	Details	Population	Water Norms	Water demand (in KLD)	Flushing Water Norms	Flushing water demand in KLD
	1.	Shops, Retails, SCO, Kiosk	3151	15 lpcd	47	10 lpcd	32
	2.	SOHO	222	86 lpcd	19	21 lpcd	05
	3.	Offices	699	15 lpcd	10	10 lpcd	07
	4.	Food Court	1631	35 lpcd	57	10 lpcd	16
		Total	5,703		133 KLD		60 KLD
13.	<p>Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):</p>						
	S.No.	Season	Total water requirement	Freshwater Domestic (KLD)	Reuse water		Excess treated wastewater disposal in green area to be developed as per Karnal Technology
				Flushing (KLD)	Green area (KLD)		
	1.	Summer	133	73	60	5	39
	2.	Winter	133	73	60	2	42
	3.	Rainy	133	73	60	1	43
	<p>1. The Project Proponent submitted a copy of NOC issued by MC Zirakpur vide letter No. 2037 dated 15.12.2021, wherein it has been mentioned that the MC Zirakpur is in the process laying down the water supply lines and sewerage line in the vicinity of the project and after laying down the said service lines, the Project Proponent may connect the outlet of the sewer with the main sewer line subject to the deposition of requisite charges and after approval of building plan and completion certificate.</p> <p>2. The project proponent mentioned in the application that no sewer line exists nearby the project site as such he was requested vide EDS to submit the alternate proposal for disposal of treated wastewater generated during all the three seasons. The Project Proponent vide reply dated 06.04.2022 on Parivesh Portal informed that lease deed for the land measuring 2285.178 sq. yards (0.472 acre) has been executed with owners of the land for development of the land as per karnal Technology for disposal excess treated wastewater. A copy of lease deed executed on 6.04.2022 with Sh. Bhupinder Singh, and Sh. Vikramjeet Singh, both residents of Village Ramgarh Bhudda, MC Zirakpur, District SAS Nagar submitted.</p>						
14.	<p>Details of permission/acknowledgement of application filed to CGWA</p>			<p>Water supply will be provided from the borewell for which permission has been obtained from PWRDA for abstraction of 207 KLD of ground water.</p>			

	/Competent Authority for obtaining permission for abstraction of ground water													
15.	Details of Rainwater recharging/Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done in the 6 no. of rain water recharging pits so as to compensate the abstraction of ground water.												
16.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	Solid waste @ 1,511 kg/day (@ 0.4 kg/capita/day for SOHO & service apartments, @ 0.2 kg/capita/day for floating & 0.40 kg/seat/day for restaurant/food court)) will be generated from project. A separate area has been earmarked for segregation of solid waste. Biodegradable waste will be composted by use of 2 Mechanical Composters of 500 kg and 200 kg. Inert waste will be dumped to authorized dumping site.												
17.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.												
18.	Detail of DG sets	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Unit</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Power load</td> <td>KW</td> <td>2394</td> </tr> <tr> <td>2.</td> <td>D.G sets</td> <td>KVA</td> <td>2 DGs of 1010 KVA & 500 KVA capacity</td> </tr> </tbody> </table>	S. No.	Description	Unit	Proposed	1.	Power load	KW	2394	2.	D.G sets	KVA	2 DGs of 1010 KVA & 500 KVA capacity
S. No.	Description	Unit	Proposed											
1.	Power load	KW	2394											
2.	D.G sets	KVA	2 DGs of 1010 KVA & 500 KVA capacity											
19.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.												
20.	Energy Requirements & Saving	Also, solar panels have been proposed on the terrace of the building and thereby generating 50 KW of solar power generation. Also, solar panels have been proposed on the roof top of the blocks. The total area covered by solar panels will be 2,007 sq.m which is 30% of terrace area i.e. 602 sq.m. which will generate 50 KW of power generation												
21.	Details of Environmental Management Plan	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Details</th> <th>Capital Cost (In Lacs)</th> <th>Recurring Cost (Lacs/annum)</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>During Construction phase</td> <td>151</td> <td>10.5</td> </tr> <tr> <td>(ii)</td> <td>During Operation phase</td> <td>-</td> <td>18</td> </tr> </tbody> </table>	Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)	(i)	During Construction phase	151	10.5	(ii)	During Operation phase	-	18
Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)											
(i)	During Construction phase	151	10.5											
(ii)	During Operation phase	-	18											

		Activities	Total expenditure in 5 years (in Lakhs)
		Government I.T.I, College for Women, Zirakpur, SAS Nagar.	14.50
		<ul style="list-style-type: none"> • Maintenance of the Building • Upgradation of the facilities 	
			14.50 Lakhs
22.	<p>Details of green belt development shall include 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) Trees required = @ 1 tree per 80 sq.m. of plot area = $7,943.209 / 80 = 100$ trees will be planted</p> <p>b) Total proposed green area measures 802.35 sq.m. of the total plot area will be area under parks within the project</p>	

The Committee observed that the Project Proponent has mentioned the height of the building as 50m, which needs to be checked. The Environmental Consultant of the Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not mentioned the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed. The Project Proponent apprised that in the absence of approved layout plan, the tentative details of the same shall be provided.

The Committee observed that the details of the water consumption for Shops, Retails, SCOs, Kiosk & Offices has been considered as 15 lpcd. The Committee observed that as per norms, the water consumption of 45 lpcd shall be considered for the residential population and 15 lpcd for the visitors. The Project Proponent agreed to revise the same.

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

1. The Project Proponent shall check the height of building mentioned as 50m in the application.
2. The Project Proponent shall submit the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed in the project.
3. The Project Proponent shall submit the revised water balance after considering water consumption of 45 lpcd for residential population and 15 lpcd for visitors.
4. The Project Proponent shall provide the details of the lease period for the land area proposed to be developed as per for Karnal Technology for utilization of treated waste water.

5. The Project Proponent shall submit the affidavit that no third-party interest shall be created in the land to be developed as per Karnal Technology till the sewer connection is obtained from the concerned Municipal Authorities.

Deliberations during 229th meeting of SEAC held on 19.09.2022.

The meeting was attended by the following:

- (i) Sh. Jaswinder Singh, General Manager M/s Mrs. Rosy Singla.
- (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 held on 19.09.2022. Accordingly, the Environmental Consultant presented the reply as under:

S.No.	Observations	Reply
1.	The Project Proponent shall check the height of building mentioned as 50m in the application	Due to some typographical error, the height of building was incorrectly mentioned in the application. The maximum height of the building will be approx. 21.5 m
2.	The Project Proponent shall submit the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed in the project.	Floor wise details components to be constructed submitted.
3.	The Project Proponent shall submit the revised water balance after considering water consumption of 45 lpcd for residential population and 15 lpcd for visitors	Revised water demand calculation along with water balance for all seasons submitted. As per the revised water balance, in summer season total water consumption shall be 249 KLD out of which 151 KLD shall be met through fresh water supply and 98 KLD shall be met through recycled water. The total wastewater generation shall be 199 KLD which shall be treated in the STP of capacity 250 KLD. Out of treated wastewater of quantity 195 KLD, 98 KLD shall be used for flushing purpose, 5 KLD shall be utilized for horticulture purpose and remaining 93 KLD shall be utilized in the land area of 1.2 acres to be developed as per Karnal technology. In winter season, out of treated

		wastewater of quantity 195 KLD, 98 KLD shall be used for flushing purpose, 2 KLD shall be utilized for horticulture purpose and remaining 95 KLD shall be utilized in the land area of 1.2 acres to be developed as per Karnal technology. In rainy season, Out of treated wastewater of quantity 195 KLD, 98 KLD shall be used for flushing purpose, 1 KLD shall be utilized for horticulture purpose and remaining 97 KLD shall be utilized in the land area of 1.2 acres to be developed as per Karnal technology.
4.	The Project Proponent shall provide the details of the lease period for the land area proposed to be developed as per for Karnal Technology for utilization of treated waste water.	Lease deed stating the lease period of 5 years starting from July,2021 for the adjacent land area i.e. 1.2 acres proposed to be developed as per for Karnal Technology for utilization of excess treated waste water submitted.
5.	The Project Proponent shall submit the affidavit that no third-party interest shall be created in the land to be developed as per Karnal Technology till the sewer connection is obtained from the concerned Municipal Authorities.	Affidavit regarding the same submitted.

During meeting, the Committee observed that the applicant has not deposited requisite fee of Rs. 59784.72/- as required vide Notification dated 27.06.2019 issued by Department of Science Technology & Environment, Govt. of Punjab. The Committee asked the Project Proponent to deposit the requisite fee. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted details of the parking provisions as per the statutory norms. The Project Proponent agreed to provide the same.

The Committee further observed that the Project Proponent has proposed to utilize its excess treated wastewater in the adjoining land area of 1.2 acres, which shall be developed as per Karnal Technology. The Project Proponent had already submitted lease deed executed with the owner of the adjoining land of 1.2 acres for five years. In this regard, the Committee informed the Project Proponent that in the 13th joint meeting of SEIAA and SEAC was held on 25.04.2022, it was decided that 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 Project Proponent therefore, was asked to submit alternate proposal for utilization of its excess treated wastewater.

The Committee observed that the Project Proponent is required to allocate funds under the following Corporate Environment Responsibility (CER) activities:

- a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
- b) Rejuvenation of Village Ponds.
- c) Development of Infrastructure for utilization of treated effluent of STPs.
- d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
- e) Rainwater harvesting in Public Buildings.
- f) Alternatives to Single Use Plastic.
- g) Solid Waste Management
- h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
- i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

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

1. The Project Proponent shall deposit requisite fee of Rs. 59784.72/-.
2. The Project Proponent shall submit the details of the parking provisions as per the statutory norms.
3. The Project Proponent shall submit alternative proposal for utilization of excess treated wastewater.
4. The Project Proponent shall allocate funds up to 1% of the total project cost under Corporate Environment Responsibility for the following activities:
 - a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
 - b) Rejuvenation of Village Ponds.

- c) Development of Infrastructure for utilization of treated effluent of STPs.
- d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
- e) Rainwater harvesting in Public Buildings.
- f) Alternatives to Single Use Plastic.
- g) Solid Waste Management
- h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
- i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The meeting was attended by the following:

- (i) Sh. Jaiprakash, Head, Corporate (Rel), M/s Mrs. Rosy Singla.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Smt. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations raised in the meeting of SEAC. Accordingly, the Environmental Consultant presented the reply as under:

S. No.	Detail of the Document	Reply
1.	The Project Proponent shall deposit requisite fee of Rs. 59784.72/-.	The processing fees for environmental clearance amounting Rs. 59,785/- has been paid vide UTR No. AXIR230040184651 dated 04.01.2023 through NEFT mode.
2.	The Project Proponent shall submit the details of the parking provisions as per the statutory norms.	Parking required norms (i.e. 1 ECS per 50 sq.m. of covered area) have been taken as per Notification of Department of Local Government (Town Planning Wing), Govt. of Punjab dated 22.11.2018; Section 4.2 Parking Standards. Copy of notification highlighting the parking norms submitted.

3.	<p>The Project Proponent shall submit alternative proposal for utilization of excess treated wastewater.</p>	<p>NOC from MC, Zirakpur was earlier obtained for sewerage connection i.e. for disposal of 150 KLD of excess treated water vide dated 15.12.2021; copy of the same submitted.</p> <p>Additionally, lease deed was signed for the period of 5 years for adjacent land area i.e. 1.2 acres for the development of land under Karnal Technology for utilization of excess treated wastewater; copy of the lease deed submitted.</p> <p>Later, request letter vide dated 04.11.2022 has been submitted to MC, Zirakpur for clarification regarding distance of main MC sewer from our proposed project. Copy of the same submitted.</p> <p>Approx. two months have passed and till date no response has been received from MC, Zirakpur. However, NOC has been obtained from MC, Zirakpur for "Green Lotus Utsav" vide dated 26.10.2022 which is approx. 1.5 km from our project location which states that tender work for the construction of STP of 17 MLD capacity in village Kishanpura has already been allotted to Anand project company and STP will be operational soon. Copy of letter from MC is submitted. Further, the Project Proponent ensure that no occupancy will be given to the buyers till MC sewer is connected or alternative arrangement for disposal of excess treated water is provided.</p>
4.	<p>The Project Proponent shall allocate funds up to 1% of the total project cost under Corporate Environment Responsibility for the following activities:</p> <p>a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.</p> <p>b) Rejuvenation of Village Ponds.</p>	<p>As total estimated cost of the project is Rs. 58.25 Crores. Therefore, 1% of the project cost needs to be spent on CER which comes out to be Rs. 58.2 lakhs. Thus, Rs. 58.50 lakhs will be spent on development of Mini Forest (Nanak Bagichi) on MC, Zirakpur land. NOC has been obtained from MC, Zirakpur for development of the same. Copy of the same submitted. Proposal for development of Mini Forest (Nanak Bagichi) is submitted.</p>

	<p>c) Development of Infrastructure for utilization of treated effluent of STPs.</p> <p>d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.</p> <p>e) Rainwater harvesting in Public Buildings.</p> <p>f) Alternatives to Single Use Plastic.</p> <p>g) Solid Waste Management</p> <p>h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).</p> <p>i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.</p>	
--	--	--

During meeting, the Committee observed that the project proponent has not submitted satisfactory reply to the observation raised at point no. 3 in the above table pertaining to alternate proposal for the utilization of the excess treated wastewater.

The Committee apprised the Project Proponent that as per the decision of the 14th joint meeting of SEIAA & SEAC held on 13.07.2022, no case for grant of Environment Clearance of projects in Zirakpur and other locations in which sewer is un-available or in which the capacity of Terminal STP is inadequate to cater to the effluent load of the project be recommended by SEAC or granted by SEIAA, Punjab unless an alternate feasible proposal for disposal of treated wastewater is submitted.

The Committee further observed that SEIAA vide its letter no. 907-908 dated 08.09.2022 in the aforementioned matter sought detailed report from Department of Local Govt and Department of Housing & Urban Development for all cities/towns of Punjab regarding population-based requirement of STP, presently installed capacity of STP, present & future projected gap based on population, projects in pipeline concrete plan along with timelines to bridge the gap in the prescribed proforma. In this regard, Punjab Water Supply & Sewerage Board vide letter no. 21061 dated 16.12.2022 submitted the detailed report of 166 towns in the prescribed proforma. As per

the report, the total wastewater generation of Zirakpur town is 20.16 MLD against which 17.3 MLD capacity of STP has been installed, thereby generating a gap of 2.86 MLD.

The Committee further observed that as per the information furnished by Punjab Water Supply & Sewerage Board (PWSSB), the present capacity of STP installed at Zirakpur is not adequate to handle the present generation of wastewater. Further, no proposal/timelines have been provided by PWSSB for setting up of new STP to address the gap in sewage generation. In the absence of any concrete alternative proposal for utilizing the excess treated wastewater, the present case cannot be considered for recommendation to SEIAA for grant of Environmental Clearance.

After detailed deliberations, the Committee decided to defer the case till the Project Proponent submits the alternate mode of disposal for the utilization of treated wastewater.