Proceedings of 273rd meeting of State Expert Appraisal Committee (SEAC) held on 12.01.2024 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 272nd meeting of State Level Expert Appraisal Committee (SEAC) held on 08.01.2024.

The proceedings of 272nd meeting of SEAC held on 08.01.2024 was prepared and uploaded on the Parivesh Portal with the approval the all the Members & the Competent Authority. No, comments were received from any the Members of SEAC. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of 272nd meeting of State Level Expert Appraisal Committee (SEAC) held on 08.01.2024.

The action taken on the decisions of 272nd meeting of SEAC held on 08.01.2024 has been completed. SEAC noted the same.

Item No. 273.01: **Application for Environmental Clearance (Violation) under EIA Notification dated 14.09.2006 for Group Housing Project Namely "Orchard County" at Village Sante Majra, Kharar-Landran Road, Kharar, District SAS Nagar, Mohali, Punjab by M/s Ansal Lotus Melange Projects Pvt Ltd. (Proposal No. SIA/PB/INFRA2/426593/2023).**

The Project Proponent was granted Terms of Reference (Violation) vide letter No. 5010 dated 19.01.2022 issued by SEIAA under EIA notification dated 14.09.2006 for carrying out EIA study.

Now, the Project Proponent has applied for obtaining Environmental Clearance (Violation) under EIA notification dated 14.09.2006 for Group Housing Project Namely "Orchard County" at Village Sante Majra, Kharar-Landran Road, Kharar, District SAS Nagar, Mohali, Punjab for total land area of 48,090.24 sqm (11.88 acres) having built up area is 1,04,388.877 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent further informed that the construction of project has been exceeded the limit of built-up area as per earlier Environmental Clearance and validity of earlier Environmental Clearance also got expired.

The Project Proponent has submitted final EIA/EMP report and he has deposited of Rs. 2,08,780/- vide UTR No. HDFCR52022041361104981 dated 13.04.2022.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

(i) Sh. Vishwa Prakash, A.G.M
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Group Housing Project namely "Orchard County" by M/s Ansal Lotus Melange Projects Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/426593/2023
1.3	Location of Project:	Village Sante Majra, Kharar-Landran Road, Kharar, District S.A.S Nagar, (Mohali), Punjab.
1.4	Details of Land area & Built up area:	Site area: 48,090.24 sq.m. (11.88 acres) Built up area: 1,04,388.877 sq.m.

1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8 (a) - 'Building & Construction Project' as built-up area of the project will be 1,04,388.877 sq.m.
1.6	Cost of the project	Rs. 210.66 crores. Out of which, Rs. 155.42 Crores amount has already been spent on the project.
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls under Residential Zone as per Master plan of Kharar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent has submitted approved layout plan approved by Municipal Council, Kharar.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act, 1980 or not.	Yes. NOC has already been obtained for diversion of 0.0025 ha of forest land.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972.

<table>
<tr><td>3.4</td><td>Distance of the project from the Critically Polluted Area.</td><td>The nearest critically polluted area is Ludhiana located at a distance of approx. 80 km from the project.</td></tr>
<tr><td>3.5</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No. The project does not fall within any eco-sensitive zone. City Bird Sanctuary and Sukhna Wildlife Sanctuary are at a distance of approx. 12 km; E & 17.3 km; E respectively from the project location.</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 4.37 acres (17,704.465 sq.m.) i.e. 36.8% of the total site area.
No. of trees required = 601 trees.
However, 660 no. of trees has already been planted.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal & Configuration</td><td>The project will consist of 28 Blocks (708 Flats), 1 EWS block (72 Flats), 1 Club house and 1 Guard Room.
<u>Area Statement</u>
<table>
<tr><th>Sr. No.</th><th>Description</th><th>Area (in sq.m.)</th></tr>
<tr><td>1.</td><td>Total Site Area</td><td>48,090.24 sq.m. (11.88 acres)</td></tr>
<tr><td>2.</td><td>Permissible Ground Coverage (@ 35%)</td><td>16,831.584</td></tr>
<tr><td>3.</td><td>Proposed Ground Coverage (@ 24.325%)</td><td>11,698.205</td></tr>
<tr><td>4.</td><td>Permissible FAR (@ 2)</td><td>96,180.48</td></tr>
<tr><td>5.</td><td>Proposed FAR (@ 1.94)</td><td>93,613.32</td></tr>
<tr><td>6.</td><td>Non FAR
• Mumty & Machine room Area
• Basement Area</td><td>10,775.55
1440.94

9,334.61</td></tr>
<tr><td>7.</td><td>Built-up Area (FAR + Non FAR)</td><td>1,04,388.87</td></tr>
<tr><td>8.</td><td>Green Area (@ 36.815%)</td><td>17,704.465</td></tr>
</table></td></tr>
<tr><td>4.2</td><td>Population details</td><td>4,324 persons</td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td>370 KLD</td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore wells</td></tr>
</table>

<table>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof</td><td>Permission from CGWA was already obtained.
Later, application was filed to PWRDA regarding abstraction of ground water. However as per recent guidelines, permission from PWRDA is not required as water demand is utilized exclusively for Drinking and Domestic use.</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>437 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>437 KLD of wastewater will be generated from the project which will be treated in STP of 350 KLD capacity & proposed STP of capacity 100 KLD. However, presently, STP of capacity 350 KLD has been installed within the project site to cater the current wastewater load of the project.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>186 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 97 KLD
Winter: 32 KLD
Monsoon: 9 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess treated wastewater will be disposed off into MC sewer after recycling for landscaping & flushing.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>556 KLD</td><td>437 KLD</td><td>428 KLD</td><td>186 KLD</td><td>Summer: 97 KLD
Winter: 32 KLD
Monsoon: 9 KLD</td><td>Summer: 145 KLD
Winter: 210 KLD
Monsoon: 233 KLD</td></tr>
</table></td></tr>
</table>

5.10	Rain water harvesting proposal:	Total 8 Rain water recharging pits has already been constructed for artificial rain water recharge within the project premises.
6	Air	
6.1	Details of Air Polluting machinery:	There will be provision of 3 DG sets i.e. 1 DG set of 350 KVA capacity, 1 DG set of 750 KVA and 1 DG set of 1050 KVA for standby use for emergency purposes. DG set will be provided with acoustic enclosure and will run on HSD fuel. Out of which, 2 DG sets of capacity 350 KVA & 750 KVA have been provided within the project for power backup.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	Waste Management	
7.1	Total quantity of solid waste generation	1,645 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided. Biodegradable waste will be composted by use of 2 composters of 500 Kg & 250 Kg. Recyclable component will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	Energy Saving & EMP	

<table>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand for the project will be 5,800 KW. Out of which, existing power load is 2,918 KW. The power is being supplied by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of only LED lighting for energy saving.
LED lights have been used in towers, lift lobby, stair case, basement, etc. Further, solar panels are also proposed at the terrace of the Project.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Title</th><th colspan="2">Remaining Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (Rs. Lakhs)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th></tr>
<tr><td>1.</td><td>Air Pollution Control (Tarpaulin sheets/ barricading, DG set, stack height, anti smog gun, sprinklers, etc.</td><td>15</td><td>1</td><td>1</td></tr>
<tr><td>2.</td><td>Water Pollution Control/ Sewage Treatment Plant (Additional STP of 100 KLD, MBBR- UF)</td><td>30</td><td>3</td><td>4</td></tr>
<tr><td>3.</td><td>Noise Pollution Control (Acoustic enclosure etc.)</td><td>2</td><td>0.5</td><td>0.5</td></tr>
<tr><td>4.</td><td>Landscaping</td><td>6</td><td>2</td><td>3</td></tr>
<tr><td>5.</td><td>Solid Waste Management (2 mechanical composters of 500 kg & 250 kg)</td><td>28</td><td>1.5</td><td>2.5</td></tr>
<tr><td>6.</td><td>Rain water recharging</td><td>2</td><td>2</td><td>2</td></tr>
<tr><td>7.</td><td>Energy Conservation (LEDs & Solar Panels)</td><td>15</td><td>2</td><td>2</td></tr>
<tr><td>8.</td><td>Miscellaneous</td><td>8</td><td>2</td><td>2</td></tr>
<tr><td></td><td>Total</td><td>106</td><td>14</td><td>17</td></tr>
</table>
In addition, adequate amount will be spent under Additional environment activities. Details regarding the AEA will be submitted prior to SEAC, Punjab meeting.</td></tr>
<tr><td>9</td><td>DETAILS OF THE VIOLATION:</td><td></td></tr>
</table>

<table>
<tr><td>9.1</td><td>Total cost of the project and total cost of project already executed</td><td>• The total cost of the project is Rs. 210.66 Crores which includes the cost of land as well as construction cost.
• Total project cost incurred so far is Rs. 155.42 Crores.</td></tr>
<tr><td>9.2</td><td>Description of violation:</td><td><table>
<tr><th>Sl. No.</th><th>Description</th><th>Ownership</th><th>Construction Status</th></tr>
<tr><td>1.</td><td>Group Housing Project “Orchard County”</td><td>M/s Ansal Lotus Melange Projects Pvt. Ltd.</td><td>Approx. 75% construction has been completed and project is under partial operational phase. Tower nos. A1X, AX and club under violation</td></tr>
</table></td></tr>
<tr><td>9.3</td><td>Date of commencement of the project</td><td>The construction work was started in July, 2007.</td></tr>
<tr><td>9.4</td><td>Date of first submission of information of such violation to SEIAA</td><td>The project proponent has applied for obtaining TORs under violation vide proposal no. SIA/PB/NCP/22975/2018.
TOR application submitted to MoEF&CC on 13.09.2017.
Violation was first identified during the PPCB visit on 11.11.2016. Copy of PPCB letter mentioning regarding the same is enclosed with the application. No construction has been done in the project after the submission of application to MoEF&CC i.e. vide dated 13.09.2017.</td></tr>
<tr><td>9.5</td><td>No. of days of violation</td><td>1,297 days.
Start Date – 25.02.2014
End Date – 13.09.2017</td></tr>
<tr><td>9.6</td><td>Recurring and non-recurring cost for environmental damages</td><td>Recurring cost = Rs. 0.01 Lakh/day or Rs. 12.97 Lakhs
Non-recurring cost = Rs. 0.79 Lakhs</td></tr>
<tr><td>9.7</td><td>Cost of remediation plan and natural & community resource augmentation plan</td><td>Rs. 13.76 Lakhs</td></tr>
<tr><td>9.8</td><td>Details of prosecution</td><td>Prosecution has been filed under the provisions of Section 15 & 16 of Environmental Protection Act, 1986 in the district court, Kharar under the case title of Punjab Pollution Control Board VS</td></tr>
</table>

		M-s ANSAL LOTUS MELANGE PROJECTS PRIVATE LIMITED vide case no. COMA/30/2021. Copy of current status is enclosed with the application.
9.9	Penalty to be deposited with Punjab Pollution Control Board	As per Office Memorandum of Government of India, Ministry of Environment, Forest and Climate Change, Impact Assessment Division dated 07.07.2021 regarding Standard Operating Procedure (SOP) for Identification and handling of violation cases under EIA Notification, 2006 in compliance to order of Hon'ble National Green Tribunal has been prepared. According to which: "For Expansion projects: i. Where operation/ production with expanded capacity has not commenced: 1% of the project cost attributable to the expansion activity incurred upto the date of filing of application along with EIA/EMP report. The additional project cost (attributable to the expansion activity) incurred on the violation part up to date of filing application is Rs. 3.5 crores. Thus, 1% of the total project cost comes out to be Rs. 3.5 lakhs. Thus, Rs. 3.5 lakhs will be considered as the penalty cost. This penalty fees amount will be deposited in the account of Punjab Pollution Control Board (PPCB) as penalty fees.

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

"1. Issue notice returnable in four weeks.

2. Until further orders, there shall be stay of operation of the Office Memorandum dated 7th July, 2021 and 28th January, 2022 issued by the Ministry of Environment, Forest and Climate Change".

The above said order of Hon'ble Supreme Court of India was also conveyed by Ministry of Environment, Forest and Climate Change, Govt. of India vide OM dated 8.01.2024. The MoEF&CC, Govt. of India vide above said OMs dated 7.07.2021 and 28.01.2022 issued a Standard Operating Procedure (SoP) for identification and handling of violation cases under EIA Notification 2006.

In view of above said orders of Hon'ble Supreme Court of India, the project proposal, being violation case, was deferred till the decision of the Court.

Item No.273.02: Application for Environmental Clearance for Residential Township Project namely "Janta Township" located at Sector 90-91, Distt. SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/432456/2023)

Earlier, the Project Proponent was granted Environmental Clearance vide letter No. SEIAA/MS/2011/26069 dated 24.06.2011 for the development of Residential Township Project namely "Janta Township" located at Sector 90-91, Distt. SAS Nagar (Mohali), Punjab. As per the said Environmental Clearance, the total land area of the project was 138.35 acres having built up area of 72030.6 sqm.

The Project Proponent was granted Terms of Reference for carrying out EIA study for obtaining Environmental Clearance under EIA notification under violation category dated 14.09.2006 vide letter No. SEIAA/MS/2022/236 dated 04.07.2022 for the development of Residential Township Project namely "Janta Township" located at Sector 90-91, Distt. SAS Nagar (Mohali), Punjab.

The total scheme area of the project after expansion will be 143.43 acres having built up area of 1,41,541.86 sqm. The Project Proponent has proposed to develop 614 plots, 11 group housing, 1 no. of shopping mall, 1 no. Multiplex, 1 no. Motel, 223 shops, 3 schools, a dispensary and a community centre. The project is covered category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The construction activity on additional 5.08 acres of land reserved for Group Housing site namely GH-11 was initiated without obtaining Environmental Clearance. The total built up area of 47987 sqm has been constructed out of proposed built up area for expansion as 69511.26 sqm. 206 No. of flats out of 380 No. of flats to be constructed have been given possession. The construction status with respect to the additional pocket GH-11 is as under:

Sr. No.	Components	Construction Status	Completion Built up area (in %)
1	Tower 1 (Stilt + 10 floors)	Construction completed	100%
2	Tower 2 to 4 (Stilt + 9 floors)	Construction completed	100%
3	Tower 5 (Stilt + 10 floors)	Construction completed	100%
4	Tower 6 (G + 3 floors)	Construction completed	100%
5	Tower 7 (G + 3 floors)	Construction completed	100%

6	Tower 8 (G + 14 floors)	Construction completed till 5th floor	35%
7	Tower 9 (G + 14 floors)	Construction completed till 7th floor	50%
8	Tower 10 to 12 (Stilt + 14 floors)	Basement partially constructed	5%
9	Club (G.F. + F.F.)	Not constructed	0%

The project proponent has submitted EIA report, TOR compliance and other additional documents through Parivesh portal. He has also deposited Rs. 43,553/- vide UTR No. PUNBH22075658952 dated 16.03.2022 and Rs. 1,30,657/- vide UTR No. PUNBH23156223771 dated 05.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 258th meeting of SEAC held on 04.09.2023.

The meeting was attended by the following:

(i) Sh. Hardeep Singh, Deputy Chief Engineer M/s Janta Land Promoter Pvt Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Township project namely "Janta Township" **Proponent:** M/s Janta Land Promoters Pvt. Ltd. **Applicant:** Mr. Hardeep Singh **Designation:** Deputy Chief Engineer
1.2	Proposal:	SIA/PB/INFRA2/432456/2023
1.3	Location of Project:	Sector 90-91, District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Total scheme area: 143.43 acres Built up area: 1,41,541.86 Sq. m.
1.5	Category under EIA notification dated 14.09.2006	8(b)

<table>
<tr><td>1.6</td><td>Cost of the project</td><td>Total project cost after expansion is estimated to be Rs. 205.87 Crores. Comparison details as per earlier EC accorded is given below:
<table><tr><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After revision of layout)</th></tr><tr><td>Project Cost</td><td>Rs.82.70 Crores</td><td>Rs. 123.17 Crores</td><td>Rs. 205.87 Crores</td></tr></table></td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>As per Master Plan of SAS Nagar, project falls within the existing built-up zone. Copy of Master Plan of SAS Nagar showing the project location is submitted.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof:
(CLU/building plan approval status)</td><td>Change in land use has been obtained for additional 5.08 acres of land from DTCP, Punjab vide memo no. 6949CTP(PB)SP.432(m) dated 14.10.2011 and also submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>Forest NOC has already been obtained for diversion of 4.61 ha. forest land. Copy of the same is submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.</td><td>Forest NOC has already been obtained for diversion of 4.61 ha. forest land. Copy of the same is submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No. Project does not fall in eco-sensitive zone of sanctuary. Thus, Wildlife Clearance is not required.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 35013.13 m^2 (8.65 acres)
Proposed No. of trees: 7,260 trees</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal & Configuration</td><td>Overall project will comprise of 614 plots, 11 group housing, 1 no. of shopping Mall, 1 no. Multiplex, 1 no. Motel, 223 shops, 3 schools, a dispensary and a community center.
<table><tr><th>S. No.</th><th>Description</th><th>As per EC accorded</th><th>Change</th><th>Total After Expansion</th></tr></table></td></tr>
</table>

		1.	**Total Scheme Area**	6,69,644.25 sq.yd (138.35 acres)	24,556.95 sq.yd. (5.08 acres)	6,94,201.2 sq.yd (143.43 acres)
		2.	**Residential Plots**	1,81,435.9 sq.yd (37.48 acres)		
		3.	**Group Housing**	1,48,331.06 sq.yd (30.65 acres)	24,348.53 sq.yd. (5.03 acres)	1,72,679.59 sq.yd (35.68 acres)
		4.	**Commercial Area (**S.C.O., Booths, Shopping Mall, Motel, Multiplex)	41,710.02 sq.yd (8.62 acres)		
		5.	**School** **Primary School** **Nursery School-I** **Nursery School-II** **Nursery School-III** **Dispensary** **Community Center-I**	11,898.83 sq.yd 3,741.41 sq.yd 1,677.99 sq.yd 1,595.00 sq.yd 4,492.21 sq.yd 3,100.00 sq.yd 4,883.33 sq.yd **Total=31,388.77 sq.yd (6.48 acres)**		
		6.	**Park Area (Green Area)**	39,716.10 (8.21 acres)	2,159.26 sq.yd. (0.44 acres)	41,875.36 (8.65 acres)
		7.	**Built-up Area**	72,030.6 Sq. m.	69,511.26 Sq. m.*	1,41,541.86 Sq. m.
		*Built-up area of group housing project termed as GH-11. Total no. of flats to be constructed in GH-11= 380				
4.2	Population details					

	EC Accorded	Change	As per revised layout
	24,655 persons	264 Persons	24,919 Persons

Population details			

The bifurcation of the population as per the different building components are as under:

S. No.	Description	No. of Plots/ Flats/Booths/ Area	Criteria	No. of Persons
1.	Residential Plots	615 Plots	@ 13.5 persons per plot	8,303 Persons
2.	Group Housing • GH-2 (Multitech Towers Pvt. Ltd.) • GH-4 (Unistar Builders Pvt. Ltd.) • GH-5 & 6 (Wembley Co-operative House Building Society) • GH-7 (Regency Heights) • GH-8 (Whistler Heights) • GH-9 (Golf View) • GH-10 (Acme Builders) • GH-11	1,708 Flats • 198 Flats • 152 Flats • 275 Flats • 156 Flats • 140 Flats • 64 Flats • 343 Flats • 380 Flats	@ 4.5 persons per flat	7,686 Persons
3.	Group Housing GH-1 (9,037.32 sq.yd.) GH-3 (26,027.54 sq.yd.)	7.24 acres	@ 300 persons per acre	2,172 Persons
4.	SCOs	5.93 acres	@ 100 persons per acre	593 Persons
5.	Booths	23 Nos.	@ 2 persons per booth	46 Persons
6.	Other Amenities (Dispensary, Schools & Community Centre)	6.48 acres	@ 100 persons per acre	648 Persons
7.	Shopping Mall (2,961.045 Sq.m) FAR= 1:3 • Ground Floor • Upper Floors	8,883.135 sq.m. 2,220.78 Sq.m 6,662.355 Sq.m	@ 3 sq.m. per person	1,850 Persons 740 Persons

			@ 6 sq.m. per person	1,110 Perso
8.	Motel (1,038.37 Sq.m) FAR= 1:2	2,076.74 sq.m.	@ 10 sq.m. per perso	208 Persons
9.	Multiplex (6,389.869 Sq.m) FAR= 1:2.5	15,974.6725 sq.m.	@ 10 sq.m. per perso	1,597 Persons
10.	Visitors	-	10% of residential population	1,816 Persons
Total Estimated Population				**24,919 Persons**

5 Water

5.1 Total fresh water requirement:
1,755 KLD

S. No.	Description	EC Accorded	Change	As per revised layout
1.	**Total Water Demand**	3,000 KLD	-319 KLD	2,681 KLD
2.	**Fresh Water Demand**	1,800 KLD	-45 KLD	1,755 KLD
3.	**Wastewater generated**	2,100 KLD	45 KLD	2,145 KLD
4.	**STP capacity**	3,000 KLD	- 500 KLD	2,500 KLD

Calculations for Water Requirement (After Expansion)

S. No	Description	Population	Water Consumption (in lpcd)	Total Water Requirement
1.	Residential Population (Residential Plots & Group Housing)	18,161	135	2,452 KLD
2.	Motel	208	180	37 KLD
3.	Commercial Population	3137	45	141 KLD
4.	Multiplex	1597	15	24 KLD
5.	Visitors	1,816	15	27 KLD
Total				**2,681 KLD**

Calculations for Total Flushing Water Requirement (After Expansion)

S. No.	Description	Population	Flushing Water Requirement (lpcd)	Total Water Requirement
1.	Residential Population (Residential Plots & Group Housing)	18,161	45	817 KLD
2.	Motel	208	60	12 KLD
3.	Commercial Population	3137	20	63 KLD
	Multiplex	1597	10	16 KLD
4.	Visitors	1,816	10	18 KLD
Total				926 KLD

Water Demand & Wastewater Generation Details

S. No.	Details	Demand (KLD)
1.	Total water req.	2,681 KLD
2.	Flushing water req.	926 KLD
3.	Fresh Water Demand (1-2)	1,755 KLD
4.	Wastewater Generated (@ 80%)	2,145 KLD
5.	Treated water Generated (@ 98%)	2,102 KLD
6.	Green area req. 8.65 acres (35013.13 sq.m.)	
	• Summer (@ 5.5 lt./m^2/day)	193 KLD
	• Winter (@ 1.8 lt./m^2/day)	63 KLD
	• Monsoon (@ 0.5 lt./m^2/day)	18 KLD
7.	12.30 acre land already developed under Karnal technology at sector-93	1,158 KLD

5.2	Source:	Borewells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Application for obtaining permission regarding abstraction of ground water has already been submitted to PWRDA. Copy of acknowledgement along with application filed to PWRDA is enclosed with the application.

<table>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>2,145 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>2,145 KLD of sewage will be generated from the project which will be treated in already installed STP of capacity 2.5 MLD.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>926 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 193 KLD
Winter: 63 KLD
Monsoon: 18 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess will be disposed onto 12.30 acres of land already developed under Karnal Technology at Sector-93/ GMADA Sewer.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into green area of 12.30 acres developed under Karnal Technology/GMADA sewer</th></tr>
<tr><td></td><td>2,681 KLD</td><td>2,145 KLD</td><td>2,102 KLD</td><td>926 KLD</td><td>Summer: 193 KLD
Winter: 63 KLD
Monsoon: 18 KLD</td><td>Summer: 983 KLD
Winter: 1,113 KLD
Monsoon: 1,158 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>Total 16 no. of Rain water recharging pits are being provided for artificial rain water recharge within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 KVA)</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>8,658 kg/day
<table>
<tr><th rowspan="2">Solid waste Generation</th><th>EC Accorded</th><th>Proposed</th><th>Total (as per revised Layout)</th></tr>
<tr><td>5,000 kg/day</td><td>3,658 kg/day</td><td>8,658 kg/day</td></tr>
</table></td></tr>
<tr><td>7.2</td><td>Details of management and disposal of solid waste</td><td>The solid waste shall be duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted by use of</td></tr>
</table>

<table>
<tr><td></td><td>(Mechanical Composter/Compost pits)</td><td>Composters of total capacity 4,000 kg/day; out of which, one composter of 1,000 kg/day capacity has been installed within the project premises. Inert waste is being dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Used oil from DG set is periodically sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total Power requirement of the project will be 16,000 KW.

<table><tr><th>Sl. No.</th><th>Description</th><th>EC Accorded</th><th>Difference</th><th>Total (as per revised layout)</th></tr><tr><td>1.</td><td>Power Load</td><td>15,000 KW</td><td>1000 KW</td><td>16,000 KW</td></tr><tr><td>2.</td><td>DG sets</td><td>2 DG sets (500 KVA each)</td><td>7 DG sets</td><td>Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 KVA)</td></tr></table></td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED.</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan:</td><td>The budgetary provision for implementation of EMP in the project during construction and operation phase is given below:

<table><tr><th rowspan="2">S.No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr><tr><th>Capital Cost (Rs. Lakhs)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th><th>Recurring Cost (Rs. Lakhs/ Annum)</th></tr><tr><td>1.</td><td>Air Pollution Control (including</td><td>25 (Rs. 10</td><td>1</td><td>1</td></tr></table></td></tr>
</table>

				anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	Lakhs has already been spent)		
			2.	Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 2.5 MLD capacity, MBBR-UF)	10 (Rs. 2.83 crores has already been spent on cost of STP of 2.5 MLD)	5	15
			3.	Noise Pollution Control	5	0.5	1
			4.	Landscaping	5 (Rs. 75 lakhs have already been spent on landscaping on account of planting of trees)	5	7
			5.	Solid Waste Management (Installation of remaining 3 Composters of 1,000 kg capacity each)	60 (Rs. 25 has already been spent on one composter of 1000 kg)	4	8
			6.	Rain water harvesting (Construction of 6 remaining pits)	15 (Rs. 20 lakhs has already been spent on construction of 11 rain water recharging pits)	2	5

		7.	Energy Conservation (LED fixtures, solar street lights, etc.)	30	2	5
		8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
		9.	Miscellaneous	10	5	5
			Total	**167**	**29.5**	**52**

In addition, Rs. 413 lakhs have already been spent on EMP.

Rs. 1.23 Crores (@ 1% of project cost) will be spent under additional environmental activities as given below:

Details of additional environmental activities

S. No.	Activities
1.	Development of Mini Forest and Avenue plantation
2.	Provision of Solar panels in the schools
3.	Rain Water Harvesting in public buildings
4.	Alternatives to Single Use Plastic

Amount allocated towards Natural & Community resource augmentation and Remediation Plan Budget

S. No.	Activity	Amount allocated (in Lakhs)
1.	Pond rejuvenation at village Dharamgarh, Mohali	75.53 lakhs
Total		Rs. 75.53 lakhs

9	Details of the violation

9.1	Total cost of the project and total cost of project already executed	• The total project cost including expansion = Rs. 205.87 Crore • Project cost for expansion= Rs. 123.17 Crore. • Cost of the project already executed= Rs. 159.76 Crore (82.7 + 77.06) • Total project cost incurred in expansion part= Rs. 77.06 Crore without obtaining Environmental Clearance. •
9.2	Date of commencement of the project	12.04.2016
9.3	Date of first submission of information of such violation to SEIAA	08.04.2022 (Proof of such submission not submitted.)
9.4	No. of days of violation	2088 days
9.5	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0033 lac/day Non-recurring cost = Rs. 56.306 lacs
9.6	Cost of remediation plan and natural & community resource augmentation plan	Rs. 75.53 lacs
9.7	Penalty to be deposited with Punjab Pollution Control Board	Rs. 77.5 lacs Penalty Clause: As per Office Memorandum of Government of India, Ministry of Environment, Forest and Climate Change, Impact Assessment Division dated 07.07.2021 regarding Standard Operating Procedure (SOP) for Identification and handling of violation cases under EIA Notification, 2006 in compliance to order of Hon'ble National Green Tribunal has been prepared. According to which: *"For expansion projects: Where operation/production with expanded capacity have commenced: 1% of the project cost (attributable to the expansion activity) incurred up to the date of filing application along with EIA/EMP report + 0.25% of the total turnover (attributable to the expansion activity) during the period of violation".* As total project cost incurred up to date of filing application along with EIA report i.e. 1% of Rs. 77.06 Crores + 0.25% of Rs. 2 Crores= 0.7706 + 0.005 = Rs. 0.775 crores. Thus, Rs. 77.5 lakhs will be considered as

		the penalty. Further, this penalty fees amount will be deposited to Punjab Pollution control board.

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

1. The Project Proponent has mentioned different figures for green area i.e., 41875.36 sqm and 35013.13 sqm in the application proposal. The same Project Proponent shall check the same and provide the actual details of green area to be developed.
2. The Project Proponent has estimated the population for residential plots @ 13.5 person/plot, group housing @ 4.5 person/flat & @ 300 person/acre and motel & multiplex @ 10 sqm/person. The same needs to be checked with the statutory guidelines.
3. The Project Proponent shall submit the component wise breakup of the permissible built-up area (72030.6 sqm) viz-a-viz the built-up area constructed so far against each component, as per the EC granted to the project vide letter No. SEIAA/MS/2011/26069 dated 24.06.2011.
4. The Project Proponent shall submit the detailed scheme for management & disposal of Solid waste proposed to be generated from the project by indicating the number of composters for management of organic waste, segregation of waste at material recovery facility, disposal of inert and non-recyclable & recyclable fraction of the waste. The Project Proponent shall also earmark the dedicated area on the layout plan for SWM.
5. The Project Proponent shall submit the details of the expenditure made so far w.r.t the activities under EMP as per the earlier EC granted to the Project. The Project Proponent shall revise the capital cost of the Solid Waste Management & Sewage Treatment Plant in the EMP.
6. The Project Proponent shall submit the details of the activities to be executed under Additional Environmental Activities along with NOCs from different stakeholder agencies.
7. The Project Proponent shall earmark 4.61 Ha land area in the layout plan for which NOC has been obtained from Department of Forest & Wildlife and submit the land utilization details.
8. The Project Proponent shall submit the CA certificate mentioning project cost incurred in expansion part up to the date of filling of application and total turnover involved during the period of violation.
9. The Project Proponent shall submit the permission for abstraction of ground water from competent authority.
10. The Project Proponent shall submit the proof of date of commencement of the project and date of first submission of information of such violation to SEIAA.
11. The Project Proponent shall submit the details of the prosecution filed against the project for carrying out violation under the provisions of the EIA notification dated 14.09.2006.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

(i) Sh. Hardeep Singh, Deputy Chief Engineer M/s Janta Land Promoter Pvt Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	ADS Queries	Reply
1.	The Project Proponent has mentioned different figures for green area i.e., 41875.36 sqm and 35013.13 sqm in the application proposal. The same Project Proponent shall check the same and provide the actual details of green area to be developed.	It is to clarify that 41,875.36 sq.m. is to be read as 41,875.36 sq.yd. and accordingly it comes out to be 35,013.13 sq.m. Thus, total green area proposed within the project is 35,013.13 sq.m. (or 41,875.36 sq.yd.). And same has been mentioned in the application rightly.
2.	The Project Proponent has estimated the population for residential plots @ 13.5 person/plot, group housing @ 4.5 person/flat & @ 300 person/acre and motel & multiplex @ 10 sqm/person. The same needs to be checked with the statutory guidelines.	Revised population calculation considering residential plots @ 15 persons/plot, group housing @ 5 persons/flat or @ 300 persons/acre and motel & multiplex @ 10 sq.m./person along with revised water requirement & wastewater generation calculation is enclosed as Annexure I.
3.	The Project Proponent shall submit the component wise breakup of the permissible built-up area (72030.6 sqm) viz-a-viz the built-up area constructed so far against each component, as per the EC granted to the project vide letter No.	Component wise breakup of the EC accorded permissible built-up area (72,030.6 sqm) viz-a-viz the built-up area constructed by M/s Janta Land Promoters Pvt. Ltd. i.e. 33697.87 sq.m. is enclosed as Annexure II.

	SEIAA/MS/2011/26069 dated 24.06.2011.	
4.	The Project Proponent shall submit the detailed scheme for management & disposal of Solid waste proposed to be generated from the project by indicating the number of composters for management of organic waste, segregation of waste at material recovery facility, disposal of inert and non-recyclable & recyclable fraction of the waste. The Project Proponent shall also earmark the dedicated area on the layout plan for SWM.	Layout plans of the project has been approved by Chief Town Planner, Punjab, Chandigarh wherein no provision has been earmarked for handling the solid waste. Similarly, at the time of granting earlier EC, there was no provision for marking the dedicated site for the solid waste management services. MC, SAS Nagar has already granted approval for disposal of solid waste generated from the project at its processing facility vide letter no. 1711 dated 25.03.2014 and MC, SAS Nagar is taking care of the same. Copy of NOC is enclosed as **Annexure III(a).** Approx. 9,404 kg/day of solid waste will be generated from the project after expansion. However, individual Group housing sites have obtained their own ECs with arrangement for solid waste management within their individual sites. Accordingly, 2 composters are to be installed by us in Land Development Project with overall capacity of 2 TPD. Out of which, one composter of 1T capacity has already been installed and commissioned within the project and 1 more composter of 1T will be installed. Inert waste will be dumped in the dedicated processing facility of MC i.e. nearby Phase VIIIB, Mohali at our own cost. Since, there is no land earmarked for Solid Waste Handling in approved layout, we may be advised on location for installing the composter. We shall install the composter accordingly. The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules, 2016 is attached as **Annexure III(b).**
5.	The Project Proponent shall submit the details of the expenditure made so far w.r.t the activities under EMP as per the earlier EC granted to the	• As per earlier EC, proposed budget for EMP was Rs. 284 lakhs. Whereas, amount of Rs. 459 lakhs have been spent against the proposed EMP. Details regarding the same are attached as **Annexure IV.**

<table>
<tr><td></td><td>Project. The Project Proponent shall revise the capital cost of the Solid Waste Management & Sewage Treatment Plant in the EMP.</td><td>• On solid waste management, company has already spent amount of Rs. 50 lakhs against the earlier proposed budget of Rs. 30 lakhs. In addition, revised amount of Rs. 100 lakhs have been reserved on solid waste management.
• Sewage Treatment Plant (STP) of 2.5 MLD capacity has already been installed within the project. Company has already spent amount of Rs. 283 lakhs against earlier proposed amount of Rs. 100 lakhs on waste water management. In addition, amount of Rs. 10 lakhs have been reserved on wastewater management.</td></tr>
<tr><td>6.</td><td>The Project Proponent shall submit the details of the activities to be executed under Additional Environmental Activities along with NOCs from different stakeholder agencies.</td><td>There was no condition w.r.t. CSR/CER in the earlier EC letter. Thus, Rs. 1.23 Crores (@ 1% of the expansion project cost) will be spent under additional environmental activities. Details of AEA amounting Rs. 123 lakhs are given in Table 1 below:

<u>Table 1: Additional Environment Activities</u>

<table>
<tr><th>S. No.</th><th>Activities</th><th>Amount (in Lakhs)</th></tr>
<tr><td>1.</td><td>Development of Nanak bagichi (1 acre) in Village Tarroli</td><td>33</td></tr>
<tr><td>2.</td><td>Provision of Solar panels and Rain water harvesting in schools of Villages Manakpur Kallar, Jhampur, Kurda, Nagari, Saidpur, Bathlana, Kailon, Baliali, Raipur Kalan, Gidarpur, Dhurali, Tarroli, Shampur and Saneta.</td><td>90</td></tr>
<tr><td></td><td>Total Amount to be spent under Additional Environment Activities</td><td>123 lakhs</td></tr>
</table>

NOC regarding additional environmental activities are enclosed as Annexure V.</td></tr>
</table>

<table>
<tr><td>7.</td><td>The Project Proponent shall earmark 4.61 Ha land area in the layout plan for which NOC has been obtained from Department of Forest & Wildlife and submit the land utilization details.</td><td>Layout plan earmarked 4.61 Ha of land for which NOC has been obtained from Forest Department is enclosed as Annexure VI. Land of 4.61 has been utilized for development of Group Housing Sites no. 5 & 6, Amenities (such as Community Centre-1, Primary School, School-1, Dispendary-1) as well as Park-3.</td></tr>
<tr><td>8.</td><td>The Project Proponent shall submit the CA certificate mentioning project cost incurred in expansion part up to the date of filling of application and total turnover involved during the period of violation.</td><td>The project cost incurred in expansion part i.e. from 12.04.2016 to 08.04.2022 is Rs. 77.06 Crores. Break-up of project cost spent by individual societies including land cost of GH-11 is given in Table 2 below:
<table>
<tr><th>S.No.</th><th>Company name</th><th>Expenditure done (in Rs.)</th></tr>
<tr><td>1.</td><td>Foothill Co-Operative House Building Society Ltd.</td><td>7,78,31,038/-</td></tr>
<tr><td>2.</td><td>GLC Members Co-Operative House Building Society Ltd.</td><td>37,02,58,640/-</td></tr>
<tr><td>3.</td><td>The Mundi (s) S.S Co-Operative House Building Society Ltd.</td><td>25,30,58,452/-</td></tr>
<tr><td>4.</td><td>Gill Developers and Promotors Pvt. Ltd.</td><td>4,45,00,000/-</td></tr>
<tr><td>5.</td><td>Land Cost of GH-11</td><td>2,50,00,000/-</td></tr>
<tr><td></td><td>Total Cost incurred in GH-11</td><td>Rs. 77,06,48,130/- or Rs. 77.06 Crores</td></tr>
</table>
CA certificates stating amount spent by individual societies as mentioned in Table 2 above is enclosed as Annexure VII(a). Being cooperative housing societies, no profit is generated. Total turnover during period of violation by M/s Janta Land Promoters Pvt. Ltd. is Rs. 31.89 Crores. CA certificate stating the same is enclosed as Annexure VII(b).</td></tr>
<tr><td>9.</td><td>The Project Proponent shall submit the permission for</td><td>Initially as per agreement made between M/s Janta Land Promoters Pvt. Ltd. and Department of Industries and Commerce, Chandigarh, permission</td></tr>
</table>

	abstraction of ground water from competent authority.	to dig tube well was allowed. Copy of agreement highlighting the same is enclosed as **Annexure VIII(a).** Recently, application has been filed to PWRDA for abstraction of ground water. Copy of acknowledgement is attached as **Annexure VIII(b).**
10.	The Project Proponent shall submit the proof of date of commencement of the project and date of first submission of information of such violation to SEIAA.	The construction in expansion part was carried out inadvertently after the expiry of earlier granted EC. The start date for commencement of project has been considered as building plan approval date for GH-11 i.e. 12.04.2016. Copy of building plan approval drawing is enclosed as **Annexure IX.** The date of first submission of information of such violation to SEIAA, Punjab is 08.04.2022 i.e. date for submission of TOR application. Thus, violation period has been considered from 12.04.2016 to 08.04.2022.
11.	The Project Proponent shall submit the details of the prosecution filed against the project for carrying out violation under the provisions of the EIA notification dated 14.09.2006.	Court case has been initiated against the project for violation vide no. COMA/44/2023 and case is pending. The next date of hearing is 22.01.2024. Current court case status stating the same is enclosed as **Annexure X.**

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

"1. Issue notice returnable in four weeks.

2. Until further orders, there shall be stay of operation of the Office Memorandum dated 7th July, 2021 and 28th January, 2022 issued by the Ministry of Environment, Forest and Climate Change".

The above said order of Hon'ble Supreme Court of India was also conveyed by Ministry of Environment, Forest and Climate Change, Govt. of India vide OM dated 8.01.2024. The MoEF&CC, Govt. of India vide above said OMs dated 7.07.2021 and 28.01.2022 issued a Standard Operating Procedure (SoP) for identification and handling of violation cases under EIA Notification 2006.

In view of above said orders of Hon'ble Supreme Court of India, the project proposal, being violation case, was deferred till the decision of the Court.

Item No.273.03: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of the commercial project "Down Town Mohali" at Sector-62, SAS Nagar, Punjab by M/s Icon Group (Proposal No. SIA/PB/INFRA2/446050/2023).

The Project Proponent was granted Environmental Clearance by MoEF&CC, Govt of India vide letter No. 21-100/2020-IA-III dated 13.01.2021 for construction of commercial complex namely "Down Town Mohali" with built up area of 61505.94 sqm.

Now, the Project Proponent has applied for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of the commercial project "Down Town Mohali" at Sector-62, SAS Nagar, Punjab for total land area of the project 5.10 acres having built up area of 70,389.83 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The industry has submitted certified compliance report from Regional Office, MoEF&CC, Govt of India. He has deposited of Rs. 7340/- vide UTR No. UBIN0903191 dated 10.08.2022 and Rs. 10,430/- vide Reference No. 400914751404 dated 09.01.2024.

Punjab Pollution Control Board vide letter No. 8178 dated 25.10.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 20/10/2023 and it was observed as under:

1) That the existing project is in construction phase and as per the site visit about 80% of the civil construction work has been completed. The built-up area currently of the project is within the EC already granted to it.

2) As physically observed, the distance of the proposed site from the various approved existing operational industries /units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the require distance as per the siting criteria given as under:

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

5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry Farm*	*500 m*
8.	*Jaggery Unit*	*200 m*

3) There is no drain, river, eco-sensitive structure within 500 m boundary of the project site.

Further, there is no air pollution industry within the 100 m of the project.

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

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

(i) Sh. Vasu Bhardwaj, Architect
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td colspan="2">Basic Details</td></tr>
<tr><td>1.1</td><td>Name of Project & Project Proponent:</td><td>Expansion of Commercial project namely "Down Town Mohali" by M/s Icon Group</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/INFRA2/446050/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td>Sector- 62, SAS Nagar (Mohali), Punjab</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td>Total Site Area = 5.10 acres
Built-up Area = 70,389.83 m^2
<table>
<tr><th>Sl. No.</th><th>Description</th><th>Area as per Earlier EC</th><th>Proposed</th><th>Area as per revised approved Layout</th></tr>
<tr><td>1</td><td>Plot Area</td><td colspan="3">5.10 acres</td></tr>
</table>
</td></tr>
</table>

		2 Built-up area	61,505.94 m^2	8,883.89 m^2	70,389.83 m^2
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - 'Category B2- Building & Construction Project' as the built-up area of the project will be 70,389.83 sq.m.			
1.6	Cost of the project	Total project cost after expansion is estimated to be Rs. 476.13 Crores. Comparison details as per earlier EC accorded is given below:			

Project Cost	EC Accorded	Proposed	Total (after Expansion)
	Rs. 273.78 Crores	Rs. 202.35 Crores	Rs. 476.13 Crores

2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls within the commercial zone as per the approved Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment vide memo No. EO/2020/40040 dated 20.10.2020 by GMADA for total land area measuring 5.10 acres has been submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The project does not involve any forest land as land has been allotted by GMADA. Undertaking in this regard is attached along with application.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. Self-Declaration in this regard is enclosed with application.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 80 km from project location.

3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Green Area proposed =2,092.91 sq. m. Total no. of trees required = @ 1 tree per 80 sq.m. of plot area 20,640/ 80 = 258 Trees @ 1 tree per 225 sq.m. of built-up area = 70,389.83 / 225 = 313 Trees Total no. of trees proposed = 328 trees
4.	**Configuration & Population**	
4.1	Proposal & Configuration Floor wise FAR & non-FAR Details	

Floors	Components	F.A.R. (Sq.m.)	Non F.A.R. (Sq.m.)	Built-up Area (Sq.m.)
Hyper Market	Hypermarket	1160.88	31	1191.88
Basement Store Area	Basement Store	-	2718.2	2718.2
Basement Area	Parking	-	17091.83	17091.83
Ground Floor	107 SCOs/ Retail shops / showroom	8900.60	172.70	9073.30
Mezzanine Floor	29 shops	1692.04	111.09	1803.13
First Floor	99 SCOs & 6 Kiosk	8836.1	173.27	9009.37
Second Floor	99 SCOs & 6 Kiosk	8836.1	173.27	9009.37
Third Floor	24 Showrooms, 26 Kiosk, 4 Audi & Gaming Zone	6638.81	107.92	6746.73
Fourth Floor With Multiplex Exit	5 nos. of Fine dining	2253.70	107.45	2361.15
Fourth Floor With Projector Level	-	398.28	29.73	428.01
Fifth Floor	29 Offices & All day dining	2128.40	252.38	2380.78
Sixth Floor	29 Offices	1027.79	1343.18	2370.97

Seventh Floor	29 Offices, 24 hotel rooms	2019.78	353.53	2373.31
Eighth Floor	4 Restaurant, 1 kiosk, 24 hotel rooms	1623.84	107.24	1731.08
Ninth Floor	24 hotel rooms	991.99	58.37	1050.36
Tenth Floor	24 hotel rooms	991.99	58.37	1050.36
Total		**47500.30**	**22889.53**	**70389.83**

4.2 Population details
11,340 Persons

Population w.r.t EC accorded, Proposed and Total (after Expansion)

Population details	EC Accorded	Proposed	Total (After Expansion)
	6,214 persons	5,126 Persons	11,340 Persons

Table: Population Details as per EC accorded

S. No.	Description	Qty	Width	Length	Area (in sq. ft)/ Nos.	Area (in sq.m) / Nos.	Criteria	No. of Persons
1	Hypermarket					1,195	10 sq.m. /person	119.469
2	Ground Floor							
	SCO	24	17	70	28560	2,656	10 sq.m. /person	265.608
		2	20	70	2800	260	10 sq.m. /person	26.04
	Retails Shop	18	16	66	19008	1,768	3 sq.m. /person	589.248
		27	12	36	11664	1,085	3 sq.m. /person	361.584
		28	14	48	18816	1,750	3 sq.m. /person	583.296
		1	23	36	828	77	3 sq.m. /person	25.668
		1	23	36	828	77	3 sq.m. /person	25.668
	GF Sub total				82504	7,673		1877.112

		Floating							187.7112
		GF Total							**2064.8232**
	3	**First Floor**							
		SCO	24	17	70	28560	2,656	10 sq.m. /person	265.608
			2	20	70	2800	260	10 sq.m. /person	26.04
		Retails Shop	18	16	66	19008	1,768	6 sq.m. /person	294.624
			27	12	36	11664	1,085	6 sq.m. /person	180.792
			28	14	48	18816	1,750	6 sq.m. /person	291.648
			1	15	36	540	50	6 sq.m. /person	8.37
			1	15	36	540	50	6 sq.m. /person	8.37
		First Floor Sub Total				81928	7,619		1075.452
		Floating							107.5452
		First Floor Total							**1182.9972**
	4	**Second Floor**							
		SCO	24	17	70	28560	2,656	10 sq.m. /person	265.608
			2	20	70	2800	260	10 sq.m. /person	26.04
		Retails Shop	18	16	66	19008	1,768	6 sq.m. /person	294.624
			27	12	36	11664	1,085	6 sq.m. /person	180.792
			28	14	48	18816	1,750	6 sq.m. /person	291.648
			1	15	36	540	50	6 sq.m. /person	8.37
			1	15	36	540	50	6 sq.m. /person	8.37
		Second Floor Sub Total				81928	7,619		1075.452
		Floating							107.5452
		Second Floor Total							**1182.9972**

			Third Floor						
			SCO	24	17	70	28560	2,656	10 sq.m. /person	265.608
		5		2	20	70	2800	260	10 sq.m. /person	26.04
			Food Court	1	145	102	14790	1,375	10 sq.m. /person	137.547
			Multiplex (220 seats)	3						660
			Third Floor Sub Total							1089.195
			Floating							108.9195
			Third Floor Total							**1198.1145**
		6	**Fourth Floor**							
			Fine Dining	1	32	57.3	1833.6	171	10 sq.m. /person	17.05248
				1	47	57.3	2693.1	250	10 sq.m. /person	25.04583
				1	47	57.3	2693.1	250	10 sq.m. /person	25.04583
				1	47	57.3	2693.1	250	10 sq.m. /person	25.04583
			Fourth Floor Sub total					922		92.18997
			Floating							9.218997
			Fourth Floor total							**101.408967**
		7	**Fifth Floor**							
			Offices	13	16	26.5	5512	513	10 sq.m. /person	51.2616
				13	16	26.5	5512	513	10 sq.m. /person	51.2616
				3	16	26.5	1272	118	10 sq.m. /person	11.8296
			SOHO	9	16	26.6	3830.4	356	2 Person/SOHO	18
				13	16	26.6	5532.8	515	2 Person/SOHO	26
			Fifth Floor Sub total					2,014		158.3528

	Floating							15.83528
	Fifth Floor total							**174.18808**
8	**Sixth Floor**							
	Offices	1	16	26.5	424	39	10 sq.m. /person	3.9432
		1	16	26.5	424	39	10 sq.m. /person	3.9432
		4	32	26.5	3392	315	10 sq.m. /person	31.5456
		4	32	26.5	3392	315	10 sq.m. /person	8
		1	30.8	26.5	816.2	76	10 sq.m. /person	2
	SOHO	13	16	26.5	5512	513	2 Person/SOHO	26
		9	16	26.5	3816	355	2 Person/SOHO	18
	Sixth Floor Sub total					1,653		93.432
	Floating							9.3432
	Sixth Floor total							**102.7752**
9	Seventh floor Area					866.25	10 sq.m. /person	86.625
Total								**6214**

<u>Populations details as per EC Expansion</u>

Sl. No.	Description	Criteria	Area (in sq.m)/ Nos.	No. of Persons
1.	Hypermarket • Visitors (@ 90%) • Staff (@ 10%)	3 sq.m/person	1160.88	**387** • 348 • 39
2.	Ground Floor • Visitors (@ 90%) • Staff (@ 10%)	3 sq.m/person	8900.60	**2,967** • 2670 • 297
3.	Mezzenine Floor • Visitors (@ 90%) • Staff (@ 10%)	6 sq.m /person	1692.04	**282** • 254 • 28

4.	First Floor • Visitors (@ 90%) • Staff (@ 10%)	6 sq.m /person	8836.1	**1,473** • 1326 • 147
5.	Second Floors • Visitors (@ 90%) • Staff (@ 10%)	6 sq.m /person	8836.1	**1,473** • 1326 • 147
6.	**Third Floor** ➢ Shops • Visitors (@ 90%) • Staff (@ 10%) ➢ Food Court • Visitors (@ 90%) • Staff (@ 10%) ➢ Gaming Zone • Visitors (@ 90%) • Staff (@ 10%) ➢ Theatre	6 sq.m /person 1.8 sq.m /person 1.4 sq.m /person 664 seats	3000.22 1884.87 133.03 664	**2,306** 500 • 450 • 50 1,047 • 942 • 105 95 • 86 • 9 664
7.	**Fourth Floor** ➢ Fine Dining • Visitors (@ 90%) • Staff (@ 10%) ➢ Fourth Floor with projector level • Visitors (@ 90%) • Staff (@ 10%)	1.8 sq.m /person 10 sq.m. /person	1350.61 428.01	**793** 750 • 675 • 75 43 • 39 • 4
8.	**Fifth Floor** Office • Visitors (@ 90%) • Staff (@ 10%) All day dining	10 sq.m. /person 1.8 sq.m /person	1076.65 1158.99	**752** 108 • 97 • 11 644 • 580 • 64

		• Visitors (@ 90%) • Staff (@ 10%)			
	9.	**Sixth floor** Office • Visitors (@ 90%) • Staff (@ 10%) Service floor • Visitors (@ 90%) • Staff (@ 10%)	10 sq.m. /person 10 sq.m. /person	1076.65 1207.89	**229** 108 • 97 • 11 121 • 109 • 12
	10.	**Seventh floor** Office • Visitors (@ 90%) • Staff (@ 10%) Hotel	10 sq.m. /person 2 persons/room	1076.65 24 Rooms	**156** 108 • 97 • 11 48
	11.	**Eighth floor** Restaurant • Visitors (@ 90%) • Staff (@ 10%) Hotel	1.8 sq.m. /person 2 persons/room	680.71 24 Rooms	**426** 378 • 340 • 38 48
	12.	Ninth floor (Hotel)	2 persons/room	24 Rooms	48
	13.	Tenth Floor (Hotel)	2 persons/room	24 Rooms	48
		Total Population			**11,340 Persons**
5	**Water**				
5.1	Total fresh water requirement: 198 KLD **Comparison of Water Demand & Wastewater Generation Details of EC Accorded and After Expansion**				

S. No.	Description	EC Accorded	proposed	Total After Expansion
1.	**Total Water Demand**	250 KLD	90 KLD	340 KLD
2.	**Wastewater generated**	191 KLD	81 KLD	272 KLD
3.	**STP capacity**	200 KLD	150 KLD	350 KLD

Total water requirement as per EC accorded

S. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Demand
1	Hypermarket	119.469	45	5.4
2	Ground Floor (SCO)			
	GF Sub total	1877.112	45	84
	Floating	187.7112	15	2.8
	GF Total	2064.8232		
3	First Floor (SCO & Retail Shop)			
	First Floor Sub Total	1075.452	45	48
	Floating	107.5452	15	1.6
4	Second Floor (SCO & Retail Shop)			
	Second Floor Sub Total	1075.452	45	48.4
	Floating	107.5452	15	1.6
5	Third Floor			
	SCO	265.608	45	12
		26.04	45	1.2
	Food Court	137.547	35	4.8
	Multiplex (220 seats)	660	15	9.9
6	Fourth Floor (Fine Dining)			
	Fourth Floor Sub total	92.18997	70	6.5
	Floating	9.218997	45	0.4
7	Fifth Floor			
	Offices	51.2616	45	2.3
		51.2616	45	2.3
		11.8296	45	0.5
	SOHO	18	135	2.4
		26	135	3.5

	Floating	15.83528	15	0.2
8	Sixth Floor			
	Offices	3.9432	45	0.2
		3.9432	45	0.2
		31.5456	45	1.4
		8	45	0.4
		2	45	0.1
	SOHO	26	135	3.5
		18	135	2.4
	Floating	9.3432	15	0.1
9	Seventh floor Area	86.625	45	3.9
Total				250 KLD

Water and Wastewater Demand Details as per EC Expansion

S. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing water (lpcd)	Flushing Water Requirement (KLD)	Fresh Water Requirement (KLD)
1.	SCOs/ Retail shops / showroom/ Hypermarket/ Kiosk/ Offices/ Gaming Zone/ Multiplex	766	45	34	20	15	19
	• Staff Population	7,563	15	113	10	76	37
	• Visitor Population						
2.	Restaurant/ All day Dining/ Fine Dining	177	45	8	20	4	4

	• Staff Population • Visitor Population	1,595	70	112	15	24	88
3.	**Food court** • Staff Population • Visitor Population	105 942	45 35	5 33	20 10	2 9	3 24
4.	**Hotel (**96 Rooms)	192	180	35	60	12	23
	Total	**11,340**		**340**		**142**	**198**
Wastewater Generation (@ 80% of water requirement)							272 KLD
Treated Sewage (@ 98%)							267 KLD
Water req. for green area of 2,092.91 sq. m. in Summer Season (@ 5.5 lit/sq.m./day)							**12 KLD**
Water req. for green area of 2,092.91 sq. m. in Winter Season (@ 1.8 lit/sq.m./day)							**4 KLD**
Water req. for green area of 2,092.91 sq. m. in Monsoon Season (@ 0.5 lit/sq.m./day)							**1 KLD**

5.2	Source:	GMADA supply (as per allotment letter) or Borewells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	GMADA supply (as per allotment letter) or Borewells
5.4	Total wastewater generation:	272 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	272 KLD of sewage will be generated which will be collected and treated in proposed STP of 350 KLD capacity based on MBR technology followed by inbuilt UF.
5.6	Treated wastewater for flushing purpose:	142 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 12 KLD Winter: 4 KLD Monsoon: 1 KLD

<table>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess will be disposed to GMADA Sewer as per allotment letter.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>340 KLD</td><td>272 KLD</td><td>267 KLD</td><td>142 KLD</td><td>Summer: 12 KLD
Winter: 4 KLD
Monsoon: 1 KLD</td><td>Summer: 113 KLD
Winter: 121 KLD
Monsoon: 124 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>Ground water recharging will be done by 6 nos. of Rain water recharging pits to compensate the abstraction of ground water. Services layout showing location of 6 rain water recharging pits is enclosed along with application.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>5 DG sets (3 x 1500 KVA and 2 x 1010 KVA each capacity)</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>2,814 kg/day
<u>Table: Comparison of Solid Waste Generation from EC Accorded and Total (After Expansion)</u>
<table>
<tr><th rowspan="2">Solid waste Generation</th><th>EC Accorded</th><th>Proposed</th><th>Total After Expansion</th></tr>
<tr><td>1,260.27 kg/day</td><td>1,553.73 kg/day</td><td>2,814 kg/day</td></tr>
</table></td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>The solid waste shall be duly segregated into biodegradable and non-biodegradable components. Biodegradable waste will be managed by installation of Composters of total capacity 1150 kg (2 × 500 & 1 × 150 kg) and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be dumped to authorized dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per the provision of Solid Waste Management Rules, 2016.</td></tr>
</table>

<table>
<tr><td>7.3</td><td>Details of management of plastic waste generated from project</td><td>Plastic waste will be handled as per Plastic Waste Management Rules, 2016.</td></tr>
<tr><td>7.4</td><td>Whether agreement executed with Municipal Council for lifting of plastic waste (Y/N)</td><td>Not yet.</td></tr>
<tr><td>7.5</td><td>Details of management of Hazardous Waste.</td><td>Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand for the proposed project will be 5338 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).

Table: Comparison of Power Load and DG set details from EC Accorded, Proposed and Total (after Expansion)
<table><tr><th>Sl. No.</th><th>Descriptio</th><th>EC Accorded</th><th>Proposed</th><th>Total (after Expansion)</th></tr><tr><td>1.</td><td>Power Load</td><td>5,384 KW</td><td>-46 KW</td><td>5338 KW</td></tr><tr><td>2.</td><td>DG sets</td><td>6 DG sets (1010 KVA each)</td><td colspan="2">5 DG sets (3x1500 KVA, 2x 1010 KVA capacity each)</td></tr></table></td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 344.4 m^2 (which is 30% of roof top area i.e. 1,148 m^2) which will generate 31.4 KW of power generation.
Further, use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
Construction & Operation Phase</td></tr>
</table>

S.No.	Title	Remaining Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2.5	2
2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 350 KLD capacity based on MBR technology followed inbuilt UF)	100	3	6.5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping and development of green area	10 (Rs. 1.5 lakhs have already been spent on landscaping on account of planting of trees)	-	5
5.	Solid Waste Management (Installation of Composter of total capacity 1150 kg (2 × 500 & 1 × 150 kg))	40	1	5
6.	Rain water harvesting (6 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
9.	Miscellaneous	10	5	5
	Total	**242**	**20**	**38**

Additional Environmental Activities:

S. No.	Activities	Amount (in Lakhs)
1.	Provision of 4 sets of Baler & recker (in situ/ex situ) for management of stubble burning through District Administration.	100
2.	Provision of Composter for Solid Waste Management	22
3.	Development of mini forests (Nanak Bagichi)	80
Total		Rs. 202 Lakhs

The Project Proponent has applied for expansion of the commercial project from existing built-up area of 61505.94 sqm to 70389.83 sqm without change in land area. The Environmental Consultant of the Project Proponent submitted the component wise breakup of built-up area as per earlier EC accorded and after revised planning (expansion proposal). Further, the project falls within the commercial zone as per the approved Master Plan of SAS Nagar. The site is complying with the general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science Technology and Environment, Govt. of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008 as reported by PPCB vide letter No. 8178 dated 25.10.2023. The Environmental Consultant of the Project Proponent presented the pointwise reply of the observations made by Ministry of Environment Forest and Climate Change, Regional Office, Chandigarh vide letter No. 6-01/2022/ENV/eFile dated 4.01.2024 and the same was found to be in order by the Committee.

On perusal of the PPCB report, presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant Environment Clearance for expansion of the commercial project, "Down Town Mohali" at Sector 62, SAS Nagar, Punjab by M/s Icon Group for total land area of 5.10 acres and built-up area of 70389.83 sqm subject to the following standard conditions.

I. Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the

balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public

Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road

should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Details of activities under Environment Management Plan.

Construction & Operation Phase

S.No.	Title	Remaining Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2.5	2
2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 350 KLD capacity based on MBR technology followed inbuilt UF)	100	3	6.5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping and development of green area	10 (Rs. 1.5 lakhs have already been spent on landscaping on	-	5

		account of planting of trees)		
5.	Solid Waste Management (Installation of Composter of total capacity 1150 kg (2 × 500 & 1 × 150 kg))	40	1	5
6.	Rain water harvesting (6 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
9.	Miscellaneous	10	5	5
	Total	**242**	**20**	**38**

Additional Environmental Activities:

S. No.	Activities	Amount (in Lakhs)
1.	Provision of 4 sets of Baler & recker (in situ/ex situ) for management of stubble burning through District Administration.	100
2.	Provision of Composter for Solid Waste Management	22
3.	Development of mini forests (Nanak Bagichi)	80
Total		**Rs. 202 Lakhs**

XI. Validity

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

XII. Miscellaneous

i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s)

entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item no. 273.04: Application for Environmental Clearance under EIA notification dated 14.09.2006 for API Manufacturing Industrial Unit by M/s Sun Pharmaceutical Industries Limited, Village Toansa, P.O- Railmajra, Tehsil Balachaur, District SBS Nagar, Punjab. (Proposal No. SIA/PB/IND3/247699/2021).

The industry is an existing pharmaceutical unit and was granted Environmental Clearance by the State Competent Authority vide letter no. CSA/04/R-28/9179 dated 11.10.2004 for the manufacturing of 28 pharmaceutical drugs.

The industry was granted Consent to Operate under the provisions of the Water Act 1974 valid up to 30.09.2022 & Air Act 1981 up to 31.03.2024 for the manufacturing of active pharmaceutical intermediates @ 737.25 TPA.

The industry has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for API Manufacturing Industrial Unit for increase in total production capacity from 737.25 TPA to 1177.884 TPA at Village Toansa, P.O- Railmajra, Tehsil Balachaur, District SBS Nagar, Punjab.

The Project is covered under category 5(f) of the schedule appended with the EIA Notification dated 14.09.2006. In the latest OM dated 16.07.2021 issued by the Ministry of Environment, Forest and Climate Change, it has been mentioned as under:

"All proposals for projects or activities in respect of Active Pharmaceutical Ingredients (API), received from 16th July, 2021 to 31st December, 2021, shall be appraised, as Category 'B2' projects, provided that any subsequent amendment or expansion or change in product mix, after the 31st December, 2021, shall be considered as per the provisions in force at that time."

Since, the project has applied for obtaining Environmental Clearance on 28.12.2021, the project can be considered as B2 category project.

The Cost of project for expansion is Rs. 22 Crores and the industry had already deposited Rs. 2,20,000/- vide UTR no. CITIN21292607669 dated 24.12.2021. The adequacy of fee deposited by the Project Proponent has been checked and verified by the supporting staff, SEIAA.

Punjab Pollution Control Board vide letter no. 5019 dated 18.08.2022 has sent the latest construction status report with details as under:

The site of the project was visited by the officer of the Board on 25.05.2022 to verify the facts and the point wise reply/ comments of the Board, to the information sought is as under: -

Sr. No.	*Points as desired by EE (SEIAA)*	*Comments*
1.	*Construction status of the proposal.*	*1 The industry has not procured any new land for expansion and the expansion and the expansion shall be carried out in the existing shed which is not in use. No new construction activity has been carried at the proposed site.*
2.	*Status of physical structures within 500 m radius of the*	*1 The industry is an existing unit and adjacent and it on one side is M/s Centrient Pharmaceuticals India Private Limited (Approx. 200 m). The nearest village to the industry i.e. Village Tonsa is*

	site including the status of industries, if any	*also within a distance of less than 100 m from the boundary wall of the industry. On the third side forest land is there. On the Front side, the National highway is there. Bist Doaba canal is at a distance of 100 ft. from the boundary if the unit, natural drain which carries rain waterform the uphill villages is also adjacent to both the units i.e M/s Sun pharmaceutical Industries Limited and M/s Centrient Pharmaceuticals India Private Limited. Further, river Sutlej is at a distance of 2 Kma (crow fly from the unit).*
3.	*Whether the site meets with the prescribed criteria for setting up of such projects.*	*There are no specific siting guidelines for such type of units as such general siting guidelines are applicable. The industry is an existing unit and as per Master Plan, Rupnagar the Village Tonsa is covered under industrial zone and some of the area of village Rail Majra is classified as residential area (Low Density) including village Abaddis. No document regarding the classification of the industry, clearly stating about the classification and land use pattern of the existing 81.98 acres of the land. However, the industry has mentioned in its application form that a litigation with the Forest Department is pending in the Hon'ble Punjab and Haryana High Court (CWP18903of 2015) and the same has not yet been decided. The industry informed that they had received notice from DFO Garshankar in 2006 alleging that the company had violated the provisions of section 1 & 2 of the Forest conservation Act, 1980 and the same has not been sorted till date. Therefore, the suitability of site Cannot be commented as the litigation is pending in the Hon'ble Punjab and Haryana High Court and there is no clarity to the aspect that the entire premises of the industry falls within the Industrial Zone of Master Plan, Rupnagar.*

Deliberations during 228th meeting of SEAC held on 05.09.2022.

The meeting was attended by the following:

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

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Industry & Project Proponent:	M/s Sun Pharmaceutical Industries Limited Mr. Kheemanand Sharma

		Location Head
1.2	Proposal:	SIA/PB/IND3/247699/2021 Expansion by increasing the total production capacity from 737.25 TPA to 1177.884 TPA.
1.3	Location of Industry:	Village Toansa, P.O-Railmajra, Tehsil Balachaur, Distt. SBS Nagar (Nawanshahr), Punjab.
1.4	Land Area & Built up area:	331771 sq.m & 1,38,057.74 sq.m The expansion is proposed within the existing land area only.
1.5	Category under EIA notification dated 14.09.2006	Category 5(f); as per notification dated 27th March, 2020 and further extension notification dated 16th July, 2021.
1.6	Cost of the project	Total cost after expansion will be Rs. 685.21 Cr out of which Rs. 22 crores is the cost of proposed expansion.
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The site of the industry falls in notified Industrial Zone as per master plan of Roopnagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Industry is an existing unit and had already been granted Consents under the Provisions of Water Act 1974 & Air Act 1981.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	(i) A copy of the NOC issued by Chief Conservator of Forest; Punjab vide letter no. 12177 dated 04.07.2003 wherein it has been mentioned that no forest area is affected due to setting up of the industrial unit. (ii) Writ Petition has been filed by the industry in the year 2015 at Hon'ble High Court of Punjab & Haryana at Chandigarh against the State's claim to consider the land, where unit is located, as a forest land, requiring clearance under Forest Conservation Act, 1980. The plant was established in the year 1985-86 on agricultural land, after obtaining necessary approvals from the

		concerned authorities including Department of Forest. A self-declaration in this regard has been submitted by the industry.
3.2	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary falls within the radius of 10 km from the industry however Ropar wetland is located at a distance of 4 Km from the project site. There is no national park or sanctuary within 10 km of the industry. Thus, no clearance under the provisions of the Wildlife (Protection) Act 1972 is required.
3.3	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	No, the industry does not fall within the influence of Eco-sensitive zone.
3.4	Green area requirement and proposed No. of trees:	45% of total area i.e., 151610.44 sqm out of 331771 sqm has been developed under green belt. No. of dominant tree species already existing within the unit is 5209.
4.	**Product details**	
4.1	The existing production capacity is 737.25 TPA **(i) Existing Products Details:**	

S.No.	Name of Product	Existing Capacity (TPA)	Add. Capacity (TPA)	After expan. total capacity (TPA)
1	Amoxycillin	450	-450.00	0
2	Doxycycline	6	-6.00	0
3	Ranitidine	120	-120.00	0
4	Semi Synthetic Drugs (max)	48	0	48
5	Atorvastatin/Simvastatin/ Lisinopril		84.00	84
6	Candesartan	0.25	11.99	12.24
7	Clorazepate	0.5	-0.50	0
8	Fluoxetine	4	-4.00	0
9	Levofloxacin	6	4.58	10.584
10	Isotretinoin / Acitretin	1.5	0.90	2.4
11	Benazepril /Quinapril/ Loratadine/ Ofloxacin/ Omeprazole	10	212.00	31.2
12	Fexofenadine /Pioglitazone	10	6.50	16.5
13	Cephalexin/Cefadroxyl/Cefdinir /Cefprozil	75	-75.00	0
14	Fosinopril /Lorazepam /Midazolam/ Enalapril Maleate	6	-1.00	5
	Total-A			**209.924**

(ii) Proposed Products Details:

S.No.	Name of the Product	Total capacity (TPA)
1.	Abiraterone Acetate	7.56
2.	Abiraterone Acetate stage-I	24.96
3.	Amorolfine Hydrochloride	1.48
4.	Arterolane Maleate	4.20
5.	Bosentan Monohydrate	3.00
6.	Carbamazepine	125.00
7.	Cilazapril	1.20
8.	Desloratdine	3.48
9.	Donepezil HCl Monohydrate	7.20
10.	Entacavir	0.02
11.	Esomeprazole	25.92
12.	Fluvastatin	11.00
13.	Hydroxynovoldiamine	18.00
14.	Lansoprazole	12.00
15.	Luliconazole	4.80
16.	Olanzapine	1.30
17.	Oxetanone	27.50
18.	Pantaprazole	84.00
19.	Pentazocine	3.50
20.	Pimavanserin	1.68
21.	Ramipril	5.50
22.	Rebeprazole	4.80
23.	Repaglinide	2.16
24.	Rosuvastatin Calcium	14.00
25.	Safinamide	4.80
26.	Sertraline Hydrochloride	150.00
27.	Silodosin	2.16
28.	Solifenacin Succinate	1.50
29.	Tamsulosin	0.50
30.	Telmisartan	7.20
31.	Tenofovir	110.00
32.	Ticagrelor	12.00
33.	Tigecycline	0.18
34.	Tolvaptan	1.92
35.	Valganciclovir	3.60
36.	Valsartan	5.00
37.	Venlafaxin	5.40
38.	Voglibose	0.08
39.	Meloxicam	3.60
40.	Bempedoic Acid	7.20

		41.	Brivaracetam	4.80
		42.	Dabigatran Etexilate Mesylate	7.20
		43.	Dapagliflozin Propanediol Monohydrate	8.00
		44.	Molnupiravir	15.00
		45.	Tietinoin Tocoferil	0.06
		46.	R&D product	20.00
		47.	Hydroxychloroquine Sulphate	7.00
		48.	Roxaustat	3.00
		49.	Vilanterol Trifenatate	0.50
		50.	Lumateperone	1.00
		51.	Nadifloxacin	1.00
		52.	Flupirtine maleate	1.00
		53.	10 MIS	190.00
			Total-B	**967.96**
			After expansion Overall Production capacity will be 1177.884 TPA	
5	**Water**			
5.1	Total water demand:	1510 KLD		
5.1(a)	Total industrial water demand:	1335 KLD		
		Description	**Existing (in KLD)**	**After Expansion (in KLD)**
		Boiler	200	250
		Cooling water	420	560
		Manufacturing process	200	310
		Other (back, wash, floor wash, ETP/RO/MEEs/ATFDs washing, wet scrubber, etc.	155	215
		Total industrial water requirement	**975**	**1335**
5.2(b)	Total domestic water demand:	175 KLD		
5.2	Source:	3 no. of existing Tube wells		
5.3	Whether Permission obtained for abstraction/supply of the fresh water	(i) Permission for abstraction of 1000 KLD of ground water from PWRDA vide certificate dated 19.04.2022 submitted.		

	from the Competent Authority (Y/N) Details thereof	(ii) A copy of letter dated 23.12.2010 has been issued by CGWA wherein it has been mentioned that the total water requirement is 1283 KLD in alluvial terrain as such NOC is not required for ground water withdrawal from CGWA.
5.4	Water demand, Wastewater generation, Treatment methodology for wastewater and its utilization:	(i) The total water requirement of the industry shall be 1510 KLD out of which 1150 KLD shall be met through fresh water supply and remaining 360 KLD shall be met through recycled water. (ii) Out of 1150 KLD of fresh water requirement, 80 KLD shall be utilized for drinking purpose, 95 KLD shall be utilized for domestic requirement, 310 KLD shall be utilized in the process, 250 KLD shall be utilized in the Boiler, 310 KLD shall be utilized for cooling water makeup and 105 KLD shall be utilized for other activities including bag wash, floor wash etc. (iii) The total domestic effluent generation shall be 90 KLD which shall be treated in the STP of capacity 100 KLD. The treated waste water of 85 KLD shall be utilized in the green area of 135310.44 sqm and 16308.83 sqm to developed as per the Karnal Technology. (iv) The HTDS effluent of 70 KLD shall be treated in the MEE of capacity 75 KLD which shall be further treated in ATFD. The residue generated shall be given to TSDF. The MEE condensate of 50 KLD shall be treated in RO. (v) The LTDS effluent of 180 KLD generated from the process, 35 KLD generated from boiler as blow down, 45 KLD as cooling tower blow down, 150 KLD from other activities and 50 KLD from MEE condensate. The entire quantity of 460 KLD shall be treated in the ETP capacity 600 KLD. The treated effluent of 440 KLD shall be passed through UF/RO-1/RO-2. (vi) One of the streams of RO permeate of 360 KLD shall be utilized back into the process and another stream of RO permeate of 60 KLD shall be utilized in the green area of 135310.44 sqm and 16308.83 sqm to develop as per the Karnal Technology. The RO reject of 110 KLD shall be utilized back into the MEE. (vii) In summer season, the total treated effluent proposed to utilized in the green area shall be 145 KLD against the maximum loading capacity of 744 KLD whereas in winter season, the total treated

		effluent proposed to utilized in the green area shall be 145 KLD against the maximum loading capacity of 244 KLD and in rainy season, the total treated effluent proposed to utilized in the green area shall be 145 KLD against the maximum loading capacity of 67 KLD. Therefore, the industry has proposed to develop the 4 acres (16308.83 sqm) of the land as per Karnal Technology.
5.5	Rain water harvesting proposal:	2 rain water harvesting pits have been provided for groundwater recharging.
6	**Air**	
6.1	Details of Air Polluting machinery & APCD proposed:	

Sources	Existing	Proposed	Treatment /Management
Boiler	i.5 TPH Furnace Oil based boiler (standby; will be replaced after expansion) ii.12 TPH Furnace Oil based boiler iii.(standby) iv.13 TPH Biomass/ Agriculture waste-based boiler	i. 6 TPH bio briquette-based boiler	i. Cyclone separator followed by Bag filter to be installed with 13 TPH ii. Cyclone separator followed by Bag filter to be installed with proposed boiler of 6 TPH
Incinerator	0.5 TPH	-	Multi Cyclone Separator followed by Packed bed scrubber and Ventury Scrubber.
DG sets	(i) 7*1250 KVA (ii) 1*750 KVA (iii) 1*2270 KVA	(i) 2*1250 KVA	DG set is attached with canopy and a stack of adequate height as per norms and same will be followed after expansion.

7	**Waste Management**	
7.1	Solid waste generation & its management (Mechanical Composter/Compost pits)	

Category	Type of Waste	Color of Bins	Disposal Method	Total Waste (Kg/day)
Bio-Degradable	Organic Waste	Green	The industry will install "Ecoster-organic waste composter" of 150 kg/day capacity to treat the biodegradable waste.	114

Non-Biodegradable Domestic solid waste	Recyclable Waste	Blue	Recycler	76
Recyclable paper waste	Recyclable Waste	Blue	Recyclable paper waste after shredding is being sold to the authorized dealer	600 kg/month (23 kg/day)
	Total			**213**

7.2 Hazardous Waste generation & its management

Sr. No	Category	Components	Unit	Generation		Disposal Method
				Existing	Total after Expansion	
1	5.1	Spent Oil	T/Annum	25	40	Authorized recycler/Incineration
2	20.3	Distillation residues	T/Annum	480	720	Incineration / Co-processing
3	28.1	Process residue & wastes	T/Annum	1200	1500	TSDF/Incineration / Co-processing
4	28.2	Spent Catalyst	T/Annum	40	60	Authorized Recycler /Co-processing
5	28.3	Spent Carbon	T/Annum	80	120	TSDF / Co-processing/ Incineration
6	28.4	Off-specification products	T/Annum	40	60	Incineration / Co-processing
7	28.5	Date expired, discarded and off specification drugs/medicines	T/Annum	10	15	Incineration / Co-processing
8	28.6	Spent Solvent	T/Annum	1800	2800	Incineration /Co-processing/ Recycling/ Pre-processing
9	33.1	Contaminated liners, containers, shoe covers, alum. Foil etc.	T/Annum	100	300	Co-processing/ Authorized recycler

10	35.3	Chemical Sludge from Waste water treatment	T/Annum	600	1200	TSDF / Co-processing,
11	36.2	Filter media such as Filter clothes, bags etc.	T/Annum	50	75	Incineration / Co-processing
12	37.1	Sludge from wet scrubber	T/Annum	35	55	TSDF
13	37.2	Incinerated ash	T/Annum	50	75	TSDF

8 **Energy Saving & EMP**

8.1 Power Consumption:

S. No.	Description	Unit	Existing	Proposed	Total
1.	Power load	KW	21,491.12	2000	23,491.12
2.	D.G. Set	KVA	7x1250 KVA, 1x750 KVA and 1x 2270 KVA	2 x 1250 KVA	7x1250 KVA, 1x750 KVA and 1x 2270 KVA, 2 x 1250 KVA

8.2 Energy saving measures:

1. Installation of Pin mill, additional Air compressor will be stopped by running Pin Mill
2. Installation of Pressure Powered Pump Packaging Unit PPPU pumps for steam condensate recovery besides reducing power and wastewater generation.
3. Replacement of old 50 to 100 HP motors with IE3 motors
4. Replacement of HVLP (250+18w) lamp with 45-watt LED Lamps.
5. Replacement of high head centrifugal pump with low head-high flow Axial pump in MEE to save energy

8.3 (i) Details of activities proposed under Environment Management Plan:

<u>During Construction Phase</u>

Sr. No	Environmental Protection Measures	Capital Cost Rs. (Lakhs)
1.	Air & Noise Pollution Management (Stacks and Acoustics enclosure for DG set)	10.0
2.	Water Pollution Control (ETP, RO, MEE)	60.0
3.	Solid Waste Management	10

4.	Environment Monitoring & Management	1.0
5.	Occupational Health Surveillance	20.0
	Total	**101.0**

During Operation Phase

Sr. No	Environmental Protection Measures	Recurring Cost Rs. (Lakhs/ annum)
1.	Air & Noise Pollution Management (Stacks and Acoustics enclosure for DG set and Boiler)	2.0
2.	Water Pollution Control (ETP, RO, MEE, ATFD)	700.0
3.	Landscaping	20.0
4.	Solid & Hazardous Waste Management	90.0
5.	Environment Monitoring & Management	5.0
6.	Occupational Health Surveillance	4.0
7.	Safety training to workers	4.0
	Total	**825**

(ii) Details of activities proposed under Corporate Environment Responsibility:

S.No.	Activities	Annual Expenditure (in Lakhs)	Timeline	Total Expenditure (in Lakhs)
1.	Drinking Water: Providing potable water to the 240 families of village Toansa through deep bore well established by the company at lower side of villl- Toana and direct supply from the factory premises to upper side of village Toansa. Company is bearing all its maintenance/ operating cost	5	1 year	5
2.	Infrastructural / Health Services: 1. maintaining Subsidiary Health center focal point Toansa and providing required medicines to the people of vill-Toansa/Bholewal & Railmajra.	1	1 year	1

	2. Organizing medical camps on demand to cater medical services to the local communities.			
3.	Educational Activities: 1. To provide education support to the needy students. 2. To provide required infrastructure in the Govt schools of the area.	2	1 year	2
4.	Social Activities: 1. Company under its social activities providing necessary support to the local communities such as ration items to the needy persons. 2. Providing of ration items for Langar sewa to the religious / social functions to make better relations with them. 3. Providing of fire woods from the company premises on various occasions to the needy people.	0.7	1 year	0.7
5.	Health Services: (Sun Pharma Community Health Care Society): The activities are a blend of health preventive, promotive and curative components amply supported by field laboratory services.	22	1 year	22
	Total	**30.7 lakhs**		**Rs. 30.7 lakhs**

The Committee observed that the industry has already been granted Environmental Clearance from CSA-cum-SAC in 2004 for the manufacturing of 28 pharmaceutical drugs and now, the industry has applied for increase in the total production capacity of active pharmaceutical intermediates from 737.25 TPA to 1177.884 TPA by addition of new pharmaceutical products

along with changes in the production capacity of existing pharmaceutical products. The Committee asked the industry to submit the compliance report of the conditions imposed in the Environmental Clearance granted to the industry, to be certified by Punjab Pollution Control Board.

The Committee perused the status report of Punjab Pollution Control Board dated 18.08.2022, wherein, it has been mentioned as under:

"*There are no specific siting guidelines for such type of units as such general siting guidelines are applicable. The industry is an existing unit and as per Master Plan, Rupnagar the Village Tonsa is covered under industrial zone and some of the area of village Rail Majra is classified as residential area (Low Density) including village Abaddis. No document regarding the classification of the industry, clearly stating about the classification and land use pattern of the existing 81.98 acres of the land submitted. However, the industry has mentioned in its application form that a litigation with the Forest Department is pending in the Hon'ble Punjab and Haryana High Court (CWP18903of 2015) and the same has not yet been decided. The industry informed that they had received notice from DFO Garshankar in 2006 alleging that the company had violated the provisions of section 1 & 2 of the Forest conservation Act, 1980 and the same has not been sorted till date. Therefore, the suitability of site Cannot be commented as the litigation is pending in the Hon'ble Punjab and Haryana High Court and there is no clarity to the aspect that the entire premises of the industry falls within the Industrial Zone of Master Plan, Rupnagar".*

In this regard, the representative of the industry apprised the Committee that the industry had already been obtained Consents under the provisions of Water Act 1974 & Air Act 1981 and authorization under Hazardous Waste Management Rules 2016. The Committee observed that in the absence of suitability of the site for setting up of such type of units, the application proposal of the industry cannot be considered for further appraisal. The Committee asked the industry to submit the latest status and compliance pertaining to the court case pending in the Hon'ble Punjab & Haryana High Court (CWP 18903/2015).

The Committee observed that the industry has not submitted the basis for estimating the industrial and domestic water demand (component wise) and also the basis for waste water generation (component wise) for boiler blow down, cooling tower blow down, MEE condensate etc., The Committee further perused the water balance of the industry and observed that the industry has proposed to install two MEEs of capacity 75 KLD for the treatment of HTDS effluent and 120 KLD for the treatment of the RO reject respectively. The MEE condensate of quantity 50 KLD generated from MEE (75 KLD capacity) is being sent to ETP for further treatment, whereas, the MEE condensate of 110 KLD generated from MEE (120 KLD) is proposed to be reused in the process. The Committee asked the Project Proponent as to why the one stream of MEE condensate is being treated in ETP and another stream being recycled/re-used. The industry could not submit proper justification in this regard. The Committee asked the industry to submit the basis for estimating the industrial and domestic water demand and waste water generation (component wise) and also the revised water balance by utilizing the entire quantity of MEE condensate in the system.

The Committee observed that the green area mentioned in the synopsis and water balance section of the industry does not match. The Committee asked the industry to rectify the error and submit the exact details of the green area by earmarking in the layout plan.

The Committee observed that the industry has proposed water requirement of 744 KLD for green area in summer season, 244 KLD in winter season and 67 KLD in rainy season. It further proposed that 145 KLD of treated waste water can be reused for green area. Further, the industry has proposed to develop 4 Acre of land as per Karnal Technology to utilize excess quantity of 78 KLD of treated wastewater generated during rainy season.

The Committee observed that the industry has not taken into account the requirement of fresh water for green area while estimating the fresh water demand of 1150 KLD. The Committee observed that 4 acres of the green area to be developed as per Karnal Technology can sustain more than 400 KLD of the treated wastewater against excess quantity of 78 KLD. The Committee asked the industry to check the same and submit the revised proposal.

The Committee further observed that the industry has proposed more than one mode of disposal for different categories of hazardous waste to be generated from the industrial operations. The Committee asked the industry to submit single mode of disposal for each of the category of hazardous waste generated from the industry.

The Committee observed that the industry 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.

The Committee did not agree with the proposal of the industry to construct Rain Water Harvesting Pits for ground water recharging. The Committee apprehended that the industry shall generate toxic fumes from the process unit and the vapor laden toxic fumes may rest on the roof & surface of the industry which shall eventually enters into ground water through RWH pits. Therefore, the installation of RWH pits may led to contamination of groundwater.

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

(i) The industry shall submit the compliance report of the conditions mentioned in the Environmental Clearance granted to the industry by the State Competent Authority vide letter no. CSA/04/R-28/9179 dated 11.10.2004 for the manufacturing of 28 pharmaceutical drugs, certified by Punjab Pollution Control Board.

(ii) The industry shall submit the latest status & compliance pertaining to the court case pending in the Hon'ble Punjab & Haryana Hight Court (CWP 18903/2015).

(iii) The industry shall submit the basis for estimating the industrial and domestic water demand and waste water generation (component wise) and also the revised water balance by utilizing the entire quantity of MEE condensate in the system.

(iv) The industry shall submit the details of green area proposed to be developed as the green area mentioned in the synopsis and water balance section of the industry does not match.

(v) The industry shall submit the revised calculation for fresh water demand by considering the fresh water requirement for green area in summer and winter season. Further, the industry shall submit the alternate proposal to utilize the balance excess quantity of 78 KLD being generated in rainy season.

(vi) The industry shall submit single mode of disposal for each of the category of hazardous waste generated from the industry.

(vii)The industry shall allocate funds up to 1% of the total project cost under the following activities of Corporate Environment Responsibilities:

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.

(viii) The industry shall submit the self-declaration to the effect that it shall not carryout Rain Water Harvesting for ground water recharging.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

(i) Mr. Rakesh Goyal, Sr. Manager
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Observations	Reply
1.	The industry shall submit the compliance report of the conditions mentioned in the Environmental Clearance granted to the industry by the State Competent Authority vide letter no. CSA/04/R-28/9179 dated 11.10.2004 for the manufacturing of 28 pharmaceutical drugs, certified by Punjab Pollution Control Board.	Even after deliberate attempts from us, Punjab Pollution Control Board is not verifying the compliance report of the conditions mentioned in the Environmental Clearance granted to the industry by the State Competent Authority vide letter no. CSA/04/R-28/9179 dated 11.10.2004 for the manufacturing of 28 pharmaceutical drugs. When requested to PPCB, the competent authority asked us to provide the official letter from SEAC, Punjab stating the requirement of verified compliance against the EC conditions mentioned in SAC approval.
2.	The industry shall submit the latest status & compliance pertaining to the court case pending in the Hon'ble Punjab & Haryana High Court (CWP 18903/2015).	The latest status & compliance pertaining to the court case pending in the Hon'ble Punjab & Haryana High Court (CWP 18903/2015) is attached as **Annexure-1.**
3.	The industry shall submit the basis for estimating the industrial and domestic water demand and waste water generation (component wise) and also the revised water balance by utilizing the entire quantity of MEE condensate in the system.	The same is attached as **Annxure-2.**
4.	The industry shall submit the details of green area	Total Green area of the unit is 1,51,610.44 sq.m. (37.46 acres).

<table>
<tr><td></td><td>proposed to be developed as the green area mentioned in the synopsis and water balance section of the industry does not match.</td><td></td></tr>
<tr><td>5.</td><td>The industry shall submit the revised calculation for fresh water demand by considering the fresh water requirement for green area in summer and winter season.
Further, the industry shall submit the alternate proposal to utilize the balance excess quantity of 78 KLD being generated in rainy season.</td><td>Revised water balance diagram is attached as Annexure-3.</td></tr>
<tr><td>6.</td><td>The industry shall submit single mode of disposal for each of the category of hazardous waste generated from the industry.</td><td>Details regarding disposal of hazardous waste is attached as Annexure-4.</td></tr>
<tr><td>7.</td><td>The industry shall allocate funds up to 1% of the total project cost under the following activities of Corporate Environment Responsibilities:
• Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
• Rejuvenation of Village Ponds.
• Development of Infrastructure for utilization of treated effluent of STPs.
• Provision of solar panels in the</td><td>Following funds have been allocated.
<table>
<tr><th colspan="6">CORPORATE ENVIRONMENTAL RESPONSIBILITY at API TOANSA for 2022-23 2023-24</th></tr>
<tr><th>S .No.</th><th>Expenditure</th><th>Expenditure (in Lakhs)</th><th>Timeline</th><th>Area of action</th><th>Rema</th></tr>
<tr><td>1</td><td>Drinking Water to the 240 families of village Toansa</td><td>500000.0</td><td>2022-23</td><td>Toansa</td><td>Exist proje budg for 20 23</td></tr>
<tr><td>2</td><td>Development of Mini Forests (Nanak Bagichi) raising the avenue plantation and Plantation in public/ community area.</td><td>200000.0</td><td>2022-23 & 2023-24</td><td>surrounding area</td><td>-</td></tr>
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<td>Government / Municipal / other public schools, hospitals and Dispensaries, etc.
• Rainwater harvesting in Public Buildings.
• Alternatives to Single Use Plastic.
• Solid Waste Management
• Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
(i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.</td>
<td>
<table>
<tr><td>3</td><td>Rejuvenation of Village Ponds.</td><td>500000.0</td><td>2022-23 & 2023-24</td><td>Vill- Bholewal & Toansa</td><td>-</td></tr>
<tr><td>5</td><td>Provision of Solar Panels / solar street lights in the Government/ Municipal/ Other Public Schools, Hospitals, and Dispensaries, etc.</td><td>700000.0</td><td>2022-23</td><td>Toansa , Banah , Railmajra , Kathgarh & Bagowal</td><td>budgeted-2022-23 under rural dev</td></tr>
<tr><td>6</td><td>Rainwater Harvesting in Public Buildings/ schools.</td><td>400000.0</td><td>2022-23 & 2023-24</td><td>Govt Elementary school Toansa</td><td>-</td></tr>
<tr><td>Total</td><td>Expenditure of approx Rs. 22 Lac to be expended</td><td>2300000.0</td><td></td><td></td><td></td></tr>
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<td>8.</td>
<td>The industry shall submit the self-declaration to the effect that it shall not carryout Rain Water Harvesting for ground water recharging.</td>
<td>Self-declaration to the effect that it shall not carryout Rain Water Harvesting for ground water recharging is attached as Annexure-5.</td>
</tr>
</table>

The Project Proponent informed that the court case pending in the Hon'ble Punjab & Haryana High Court (CWP 18903/2015) relates to ground water pollution with next date of hearing as 4.03.2024. On perusal of ADS reply and after detailed deliberations, SEAC decided to defer the case till the decision of Hon'ble Punjab & Haryana High Court, as the matter relates to ground water pollution, and the receipt of the reply of below mentioned observations:

1. The Project Proponent has not submitted the basis for estimating the industrial and domestic water demand and waste water generation (component wise) as already asked in the ADS raised after considering the case in 228th Meeting of SEAC held on 5.09.2022. The Project Proponent shall submit the same.

2. The Project Proponent has proposed to utilized 69 KLD for treated waste water in the nearby construction activities. The Project Proponent shall submit the alternative proposal to utilize the same.

3. The Project Proponent shall justify the loss of 60 KLD of process water and 215 KLD of boiler water demand along with detailed calculations.
4. The Project Proponent in the water balance has proposed to discharge 50 KLD of MEE condensate into ETP of 600 KLD capacity and on other side it has proposed to recycle MEE condensate of 90 KLD. The Project Proponent shall justify that why the 50 KLD of MEE condensate cannot be recycled?
5. The Project Proponent shall submit the NOCs for carrying out the various activities proposed under CER.

Item No.270.05: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "F Towers" at Village Birmi, District Ludhiana, Punjab by M/s SBP Housing (P) Ltd. (Proposal no. SIA/PB/INFRA2/449792/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely "F Towers" at Village Birmi, Hadbast no. 146, Tehsil-Mullanpur Dekha, District Ludhiana, Punjab. The total land area of project is 12722 sqm having built-up area of 77800.261 Sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 1,55,605/- vide UTR No. N293232698173794 dated 20-10-2023. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab pollution Control Board vide letter No. 8321 dated 12.12.2023 furnished the latest construction status report is as under:

"In regard to above, it is intimated that the site of the project was visited by the officer of the Board on 08.12.2023 and point wise report is as under:

(i) No constructional activity has been started at site yet.

(ii) There is no MAH and Air polluting industry, river, drain and eco-sensitive structures within the radius of 500 m from the boundary of the project.

(iii) As per report dated 19.09.2023 of the District Town Planner, Ludhiana, the site falls under 'Residential Zone' as per approved Master Plan of Ludhiana (2007-31).

(iv) The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification no 3/6/07/STE(4)/2274 dated 25.07.2008, amended on 30.10.2009."

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

(i) Smt. Sandeep Kaur authorized signatory M/s SBP Housing (P) Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr.	Description	Details

No		
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group housing Project namely "F Towers" by M/s SBP Housing (P) Ltd.
1.2	Proposal:	SIA/PB/INFRA2/449792/2023
1.3	Location of Project:	Village Birmi, District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 12722 Sqm built-up area 77800.261 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	96.09 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan of Ludhiana the project location falls in the residential area (low density) including village Abadies submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land Documents of area 25 Kanal 3 Marla has been submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. an undertaking has been submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. an undertaking has been submitted in the prescribed proforma.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No. an undertaking has been submitted in the prescribed Proforma.

3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. An undertaking has been submitted in the prescribed proforma.
3.5	Green area Requirement and proposed No. of trees:	Total green area: 1355 Sqm Proposed trees to be planted: 347 nos.

4. **Configuration & Population**

4.1 Configuration:

DWELLING UNIT DETAILS			
S.NO.	BLOCK'S	UNIT AREA (SQ.M)	NO. OF UNITS
	3BHK (BLOCK A1 AND A2)		
1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	192.220	42
2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	192.220	2
3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	188.421	8
4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	198.593	2
5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	189.941	12
6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	192.867	2
7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	192.867	2
	TOTAL UNITS (3BHK)		70.00
	4BHK (BLOCK A1 AND A2)		
1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	238.762	42
2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	238.762	2
3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	237.092	8
4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	239.691	2
5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	239.691	12
6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	238.431	2
7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	238.431	2
	TOTAL UNITS (4BHK)		70.00

The above said details are as per the conceptual plan.

4.2 Population:

Flats 140	140 Flats @ 5 residents each per flat	700 Persons
Flats Population	700 Persons @ 135 lpcd	95 KLD
Green	1355 sqm @ 5.5 ltr/sqm	7 KLD
Domestic water required		95 KLD
Total Flow to STP @ 80%	Domestic Water	76 KLD
Reuse of treated wastewater	Flushing @ 45 lpcd Green Area 1355 sqm	32 KLD 7 KLD

5.1	Source:	Bore wells
5.2	Whether Permission obtained for	Not required for domestic purpose.

<table>
<tr><td></td><td>abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td></td></tr>
<tr><td>5.3</td><td>Total wastewater generation:</td><td>76 KLD</td></tr>
<tr><td>5.4</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>76 KLD of wastewater will be generated from the project which will be treated in proposed STP of 125 KLD capacity.</td></tr>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>32 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 07 KLD
Winter: 02 KLD
Monsoon: 1 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Summer: 37 KLD
Winter: 42 KLD
Monsoon: 43 KLD

The Project Proponent has proposed to Karnal Technology with the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:

<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Excess will be disposed</th></tr>
<tr><td>1.</td><td>95 KLD</td><td>76 KLD</td><td>32 KLD</td><td>Summer: 07 KLD
Winter: 02 KLD
Monsoon: 1 KLD</td><td>Summer: 37 KLD
Winter: 42 KLD
Monsoon: 43 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1x240, 1x 500 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
</table>

<table>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>280 Kg/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been not earmarked in conceptual layout plan.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Trans boundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8.</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>
<table>
<tr><th>Description</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>1000</td></tr>
<tr><td>Source</td><td>PSPCL</td></tr>
</table>
</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>

Solar Light 15 No. = 30 KWHD
Common area (200) lights replaced with LED= 135 KWHD.
Total Energy Saved/day 30+135= 165 KWHD

</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan.
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td><td>--</td></tr>
<tr><td>2.</td><td>Toilets for sanitation system</td><td>2.0</td><td>1.0</td><td>--</td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>8.0</td><td>2.0</td><td>--</td></tr>
<tr><td>4.</td><td>Sprinklers for suppression of dust</td><td>2.0</td><td>2.0</td><td>--</td></tr>
</table>
</td></tr>
</table>

5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	10.0	- -	4.0
7.	Green belt development	10.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 77.50 Lakhs	Rs. 7.50 Lakhs	Rs. 17.00 Lakhs

Total capital cost of construction phase under Environment Management Plan is not correct.

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. in Lacs)
1.	Supply of Crop Residue machinery for management of stubble burning (in-situ/Ex-Situ in construction with District Administration)	62 Lac
2.	Mechanical composter for village Birmi Gurudwara Sahib (300 Kg) including 3 years operational maintainace	35 Lac
	Total	97 Lac

During meeting, the Committee observed that the Project Proponent has proposed Karnal Technology within the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm. In this regard, the Committee observed that the Karnal Technology may not be effective because of proximity of the project along Sidhwan Canal and asked the Project Proponent to increase the area reserved under Karnal Technology and justify the consumption of treated waste water with detailed calculations. Further, the Project Proponent will provide an underground tank of 3-4 days storage for Karnal Technology.

Further, the Committee observed that the conceptual plan submitted by the Project Proponent does not match with the conceptual plan presented during the meeting. The Committee asked the Project Proponent to submit the revised conceptual plan.

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

6. The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.
7. The Project Proponent shall submit revised conceptual plan according to the application proposal.

8. The Project Proponent shall submit scheme for the management and disposal of the storm water.
9. The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant, number of plants to be planted in one strip, height of the plant, species of plants etc.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

(i) Ms. Sandeep Kaur, Manager
(ii) Mr. Jagir Singh, Chandigarh Pollution Testing Laboratory-EIA Division

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.	We will provide a storage tank for 225 KL for treated waste water. The total treated waste water left after reusing in flushing and green area is 37 KLD and for that we have earmarked an area of 2000 Sqm as per karnal technology.
2	The Project Proponent shall submit revised conceptual plan according to the application proposal.	Copy of the same is attached.
3	The Project Proponent shall submit scheme for the management and disposal of the storm water.	The site is 0.279 Mtr down from the road level. The top soil will be excavated and will be stored which will be used in the green area within the project. Thereafter earth filling will be done upto the level 0.75 Mtr above the existing road level. No storm water will be disposed off outside the project entire rain water will be recharged.
4	The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant, number of plants to be planted in	Tree Plantation plan is attached. The distance between plant to plant will be 10 Ft. 347 Trees will be provided. The height of the tree planted will vary from 6 Ft to 10 Ft. Ashoka, Neem, Chakrasiya, Tun.

	one strip, height of the plant, species of plants etc.	

Keeping in view that the proposed project is located outside the MC limits and there are bleak chances of providing sewer line & STP by the MC in the near future, the SEAC on perusal of ADS reply and after detailed deliberations, decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall submit the complete details along with drawing and calculations for providing the Karnal Technology for the disposal of excess treated waste water.
2. The Project Proponent shall explore the possibility of using the excess treated waste water in the nearby agriculture fields in a scientific manner with the consent of the land owners.
3. The Project Proponent shall submit the design details of re-charging wells keeping in view the proximity of a running canal along the project site.