Proceedings of the 239th State Environment Impact Assessment Authority (SEIAA) held on 01.03.2023 (Wednesday) in the Conference Hall No. 1 (Room No 311), 2nd Floor of MGSIPA at 10:00 AM, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

1. Sh. Hardeep Singh Gujral,
   Chairman, SEIAA
2. Dr. Rupanjali Karthik, IAS,
   Member Secretary, SEIAA
3. Dr. Adarsh Pal Vig, Member SEIAA -cum-
   Chairman, Punjab Pollution Control Board, Patiala

Er Nikhil Gupta, Environmental Engineer along with other supporting staff of SEIAA also attended the meeting.

Item No. 01: Confirmation of the proceedings of the 238th meeting of the State Environment Impact Assessment Authority held on 11.02.2023.

Environmental Engineer SEIAA informed that the proceedings of 238th meeting of the State Environment Impact Assessment Authority held on 11.02.2023 were circulated through email on 11.02.2023. No comments were received from any of the Member. As such, SEIAA confirmed the proceedings of the 238th meeting as circulated.

Item No. 02: Action taken on the proceedings of 229th, 230th, 233rd and 236th meeting of State Environment Impact Assessment Authority held on 03.01.2023, 11.01.2023, 24.01.2023, 01.02.2023 respectively.

SEIAA observed that requisite action has been taken as per the proceedings of its 229th, 230th, 233rd and 236th meetings held on 03.01.2023, 11.01.2023, 24.01.2023, 01.02.2023 respectively.

Item No. 239.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for "Dayanand Medical College & Hospital" located at Civil lines, Tagore Nagar, Ludhiana, Punjab by M/s Dayanand Medical College & Hospital Managing Society (Proposal No. SIA/PB/MIS/284601/2022).

1. History of the case:

Punjab Pollution Control Board (PPCB), Zonal Office-II, Ludhiana vide letter no. 7024 dated 11.10.2021 had sent a copy of the visit report of surprise team along with reply of the subject cited hospital dated 17.08.2021 to SEIAA with a request to give comments regarding the applicability of EIA notification dated 14.09.2006.

The matter was considered by SEIAA in its 193rd meeting held on 10.11.2021.

1.0 Deliberations during 193rd meeting of SEIAA held on 10.11.2021

The matter was considered by SEIAA in its 193rd meeting held on 10.11.2021 wherein SEIAA was apprised as above. SEIAA perused the visit report of PPCB sent vide letter dated 11.10.2021 and reply of the hospital submitted vide letter dated 17.08.2021 and it was observed as under: -

(i) Last sub para of para no. 4 of visit report

As per the letter submitted by hospital, the total built-up area of DMC hospital building is 20,932 sqm, HDHI hospital building is 23,690 sqm and Cancer Centre hospital building is 9,200 sqm i.e. total hospital buildings built-up area after expansion comes out to be 53,822 sqm. Therefore, the hospital is required to obtain environmental clearance under EIA notification dated 14.09.2006.

(ii) 1st point of para no. 8 of visit report

The hospital shall obtain Environmental Clearance under EIA Notification 2006.

(iii) Conclusion part of reply submitted by DMC Ludhiana

"HCF has total covered area built before 2006 and after 2006 is less than the prescribed threshold limits. Copy of approved Maps and copy of notification is enclosed for your reference and record. As per notification and Maps the HCF has not crossed the threshold limit of <150000. So HCF is not covered under EIA and stands exempted.

HCF ensures that if our construction and built-up area crosses the threshold limit prior permission will be taken well before the construction."

SEIAA was apprised that the MoEF&CC Notification S.O. 5736 (E) dated 15.11.2015, has not been implemented by SEIAA Punjab since the Hon'ble High Court, Delhi in the matter of W.P (C) 12517/2018 & CM 48579/2018 and W.P(C) 12570/2018 & CM Application 48897/2018 vide order dated 26.11.2018 has stayed the implementation of this Notification.

After perusal of the visit report of PPCB sent vide letter 11.10.2021and stay order of H.C, Delhi dated 26.11.2018, SEIAA observed that construction of DMC Ludhiana comes under the ambit and attracts the provisions of EIA Notification 14.09.2006 as amended time to time.

After detailed deliberations, SEIAA decided to send a copy of order dated 26.11.2018 passed by the Hon'ble High Court Delhi to PPCB with a request to take necessary action against the Hospital as per the provisions of the EIA Notification dated 14.09.2006 as amended time to time.

Accordingly, SEIAA vide letter no. SEIAA/MS/2021/4813 dated 25.11.2021 asked Punjab Pollution Control Board to take necessary action against the Hospital as per the provisions of the EIA notification dated 14.09.2006. No action taken report has been received from Punjab Pollution Control Board so far.

2. Important Points in Visit Report of PPCB:

Punjab Pollution Control Board in the visit report dated 28.07.2021 has mentioned that as per the EIA notification dated 27.01.1994, any new or modernization in construction projects required Environmental Clearance. The Hospital has provided letter dated 20.08.1998, wherein it has been mentioned that HDHI (23690 sqm), Service block and Dietary block were under construction with built up area of these building as 271126 sqft. (25188 sqm). Therefore, the Hospital was required to obtain Environmental Clearance under EIA notification dated 27.01.1994.

Further, during visit it was observed that cancer centre, laundry house and bio-medical waste management service area have also been established in the premises of the Hospital after 2013. As per local sources, the Cancer Centre was constructed in the year 2014-15 and the laundry house as well as bio-medical waste management service area were constructed in the year 2016-17. As per representatives, the Cancer Centre has six floor and the total built up area of this building comes out to be about 9,200 sqm.

As per letter submitted by Hospital, the total built up area of main DMC Hospital building is 20,932 sqm, HDMI Hospital building is 23,690 sqm and Cancer Centre hospital building is 9200 sqm i.e. total hospital building built up area after expansion comes out be 53,822 sqm. Therefore, the hospital is required to obtain Environmental Clearance under EIA notification dated 14.09.2006.

3. Present Case:

The Hospital has submitted an application under EIA notification dated 14.09.2006 for "Dayanand Medical College & Hospital" located at Civil lines, Tagore Nagar, Ludhiana, Punjab, in the total land area of 63,880 sqm having built up area 141,367.27 sqm. The Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The subject cited Hospital is a 1625 bedded facility and had been granted Consent to Operate under the provisions of Air Act 1981 & Water Act 1974, which is valid up to 31.03.2024 & 31.01.2024 respectively. As per the application proposal the Hospital has proposed to carryout expansion by acquiring additional land area of 6816 sqm, which sums upto total land area of 63880 sqm. The Hospital claimed to construct the existing built up area of 100826.38 sqm as per the following time schedule.

Sr. No.	Approved built up area in sqm	Constructed built up area in sqm	Year
1.	79267.79	75921.39	1961-2000
2.	21558.59	7265.13	2013-2015
Total	**1,00826.38**	**83,186.53**	

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 2,82,735/- vide UTR No. UBIN0903191 dated 04.03.2022, as checked & verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide e-mail dated 25.08.2022 has been requested to send the latest construction status report. Further, Punjab Pollution Control Board vide letter no. 5541 dated 02.09.2022 has sent the latest construction status report with details as under:

"In reference to above, it is intimated that M/s Dayanand Medical college & Hospital Managing Society has applied for obtaining Environmental Clearance for expansion of the project namely Dayanand Medical College and Hospital at Civil Lines Tagore Nagar Ludhiana. Accordingly, the pointwise report w.r.t above referred e mail is as under:-

. Construction status of the proposed project. Please send the clear-cut report as to whether construction of the project has been started for the project except for securing the land.

The HCF has already constructed multiple building blocks including HERO DMC Heart, Main DMC Hospital Building, P.G Hostel, Sarai, Dietary Block, Front Building, Dumra Auditorium, Car Parking and Cancer Hospital having total built up area of all blocks @ 100826.38 Sqm. Now the HCF has proposed to construct Heart/ Neuro/ Gastro Science Block & to construct 5th 6th ,7th & 8th floor over the existing building of Hero DMC Heart having proposed built up area @ 45540.89 sqm. The site was visited by AEE of this office on 30.08.2022 & it has been observed that presently no construction activity has been started at the Ares where new block & expansion of existing building is proposed.

. Status of physical structures within a 500 m Radius of the site including the status of industries, drain, river, and eco-sensitive structures if any.

Status of physical structure within 500m radius of the site is a sunder: -

1. *Industries- No Maximum accidental Hazard/ Air polluting industry is situated at the radius of 500 mtr from the proposed site.*
2. *Drain-yes, a drain namely buddha Nallah is existing at a distance of 300 mtr from the Hospital.*
3. *River-No, river is existing within a radius of 500 mtr from the proposed site.*
4. *Eco Sensitive Structure – No structure is falling at a distance of 800 mtr.*

. Whether the site is meeting the prescribed criteria for setting up of such types of projects. Please send a clear-cut recommendation.

The building plan of the HCF had been approved by Municipal Corporation, Ludhiana for existing building. The HCF has obtained CLU for proposed building from Municipal Corporation, Ludhiana vide no. 594/ ATP-D dated 22.09.2020."

Deliberations during 228th meeting of SEAC held on 05.09.2022.

The meeting was attended by the following:

(i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.
(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
(iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, 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</td><td>Dayanand Medical College & Hospital, Ludhiana</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/MIS/284601/2022</td></tr>
<tr><td>1.3</td><td>Location of Industry:</td><td>Tagore Nagar, Civil lines, Ludhiana</td></tr>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td>
<table>
<tr><th>Description</th><th>Existing (sqm)</th><th>Proposed (sqm)</th><th>Total (sqm)</th></tr>
<tr><td>Net Plot area</td><td>57064</td><td>6816</td><td>63880</td></tr>
<tr><td>Built up area</td><td>1,00,826.38</td><td>40,540.89</td><td>1,41,367.27</td></tr>
</table>
</td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>B2</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Rs. 556.74Crore</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether site of the industry is suitable as per the provisions of Master Plan:</td><td>The site falls in Hospital & Health institutions zone as per Master Plan of Ludhiana. Further, the proposed expansion will be carried out by acquiring the land area of 1.67 acres (8149.36 sq.yards) for which CLU has already been obtained from Municipal Commissioner, Municipal Town Planner, Ludhiana vide Memo no. 594/ATP-D dated 22.09.2020.</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>Site is allotted for Hospital by Improvement Trust Ludhiana. No further change of land use is required for existing land. For additional land project proponent obtained permission for CLU of total land area of 8149.36 sqyards from Commissioner, Municipal Town Planner Ludhiana.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
</table>

<table>
<tr><td>3.1</td><td>Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:</td><td>No land is covered under the Forest Conservation Act 1980. An undertaking in this regard submitted.</td></tr>
<tr><td>3.2</td><td>Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:</td><td>No land is covered under the Punjab Land Preservation Act (PLPA)1900. An undertaking in this regard submitted.</td></tr>
<tr><td>3.3</td><td>Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No wildlife sanctuary is involved in the vicinity or study area of the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972</td></tr>
<tr><td>3.4</td><td>Distance of the industry from the Critically Polluted Area.</td><td>The site located in Critically polluted area of Ludhiana. But general conditions are not applicable on Building construction projects.</td></tr>
<tr><td>3.5</td><td>Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)</td><td>Not applicable</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Proposed Green area- 7017sqm
Proposed number of trees- 800</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Proposal & Configuration
<table>
<tr><th>SR. NO.</th><th>PARTICULARS</th><th colspan="3">AREA (m^2)</th></tr>
<tr><td rowspan="2">1.</td><td rowspan="2">Net Plot Area</td><td>Existing</td><td>Proposed</td><td>Total</td></tr>
<tr><td>57064</td><td>6816</td><td>63880</td></tr>
<tr><td rowspan="2">2.</td><td rowspan="2">Built up area</td><td>Existing</td><td>Proposed</td><td>Total</td></tr>
<tr><td>1,00,826.38</td><td>40540.89</td><td>141367.27</td></tr>
<tr><td>3.</td><td>Permissible Green area</td><td colspan="3">6388
7017</td></tr>
</table></td></tr>
</table>

		Proposed Green area	

4.2 The details of the built-up area pertaining to the already constructed and proposed to be constructed building blocks is as under:

Sr. No.	COMPONENT DESCRIPTION	BUILT-UP AREA BETWEEN 1961-2000	BUILT-UP AREA BETWEEN 2013-2015	PROPOSED BUILTUP AREA (NEW BLOCK) HEART/NEURO/ GASTROSCs	PROPOSED BUILTUP AREA (04 FLOOR ABOVE HDHI)	TOTAL BUILTUP AREA
1.	1st BASEMENT	99878.20	110897.15			210775.35
2.	MEZZANINE	2329.75	1694.35	27000.00		31024.10
3.	2nd BASEMENT	5906.25	77193.15	27000.00		110099.40
4.	GROUND FLOOR	223221.30	2647.82	27000.00		252869.12
5.	FIRST FLOOR	187920.61	1220.11	27000.00		216140.72
6.	SECOND FLOOR	137011.00	9579.47	27000.00		173590.47
7.	THIRD FLOOR	126680.00	9579.47	27000.00		163259.47
8.	FOURTH FLOOR	52688.54	9579.47	27000.00		89268.01
9.	FIFTH FLOOR	10801.75	9579.47	27000.00	34805.00	82186.22
10.	SIXTH FLOOR	6484.00		27000.00	34805.00	68289.00
11.	SEVENTH FLOOR			27000.00	34805.00	61805.00
12.	EIGHTTH FLOOR			27000.00	34805.00	61805.00
	TOTAL IN SQFT	**852921.40**	**231970.46**	**297000.00**	**139220.00**	**1521111.86**
	TOTAL IN SQMT	**79267.79**	**21558.59**	**27602.23**	**12938.66**	**141367.27**

*The above details are as per the conceptual plan submitted by the Hospital.

4.2	Population details	14000
5	**Water**	
5.1	**Water demand Details:**	

	S. No.	**Description**	**No. of Units**	**Population**	**Daily Water Req. per unit**	**No. of Units**	**Population**	**Total water Req. KLD**
			Existing			**Proposed**		
	1	Indoor Beds	1625	1625	450	NIL	NIL	731.25
	2	Attendants	1625	1625	135	NIL	NIL	219.37
	3	Residential staff (Hostel)	500	500	135	NIL	NIL	67.50
	4	Private room @2person/room	150	300	135	NIL	NIL	40.50
	4	Employees 1650 @ three shifts	4950	4950	135	NIL	NIL	668.25
	5	Visitors/OPD	-	5000	15	NIL	NIL	75.00
	6	Laundry	LS			NIL	NIL	300.00
	7	Kitchen	LS			NIL	NIL	190.00
	8	Cooling Tower	LS			NIL	NIL	50.00
	9	OT/LABs/Floor washing	LS			NIL	NIL	360.00
	Total (KLD)					**NIL**	**NIL**	**2701.87**
5.2	Total fresh water requirement:		Total Water requirement- 2700 KLD					
5.3	Water demand and Wastewater generation details:							
5.4	Source:		Tubewell					
5.5	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*		Application for permission for abstraction of ground water is filed with PWRDA.					
5.6	Total water requirement for domestic purpose:		2701.87 KLD					
5.6.1	*Total wastewater generation:*		2.16 MLD					
5.6.2	*Treatment methodology for domestic wastewater:*		STP-cum-ETP of 3 MLD installed, which is based on MBBR Technology. The main components of the STP are • Bar screen and shutter gate • Equalization with diffused aeration • Primary tube settler					

	(STP capacity, technology & components)	• Bioreactor • Secondary tube settler • Dual media filter • Activated carbon filter The total treated waste water generation to be received at the outlet of the STP shall be 2.12 MLD.
5.7	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Proposed green area to be developed within the project shall be 7017 sq.m for which the following quantity of the treated wastewater shall be utilized. Summer: 39 KLD Winter:13 KLD Rainy: 3.5 KLD
	Details of utilization of treated wastewater for flushing purpose in summer, winter and rainy season:	Below mentioned quantity of treated wastewater shall be utilized for flushing purpose. Summer: 500 KLD Winter:500 KLD Rainy: 500 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Below mentioned quantity of excess treated wastewater shall be discharged in to public sewer. Summer: 1586 KLD Winter:1612 KLD Rainy: 1621.5 KLD
5.9	Rain water harvesting proposal:	No proposal regarding RWH pits to be constructed has been submitted.
6	**Air**	
6.1	Details of Air Polluting machinery:	5 no. of D.G. sets 4X1250KVA 1X500KVA
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Canopy equipped DG set with adequate height will be installed.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	3.32 Ton/Day
7.2	Details of management and disposal of solid waste (Mechanical	**Solid waste** The recyclables like paper, plastic, tins etc. is being sold to authorized venders and the Municipal solid wastes to **M/s A2Z waste Management Limited** Ludhiana (approved vendor of MC Ludhiana)

<table>
<tr><td></td><td>Composter/Compost pits)</td><td>Hazardous waste-
<table>
<tr><td>1</td><td>STP cum ETP Sludge</td><td>Lump-sum/annum</td><td>19.2Ton/annually</td><td>Ramky Engineers Limited Derra Bassi</td></tr>
<tr><td>2</td><td>Used oil (ltrs)</td><td>Lump-sum/annum</td><td>500ltrs/annually</td><td>Sold to ----- authorized recyclers</td></tr>
</table></td></tr>
<tr><td>7.3</td><td>Details of management of plastic waste generated from project</td><td>Bio-medical waste- 1.5Ton/day
<table>
<tr><td>Category-I</td><td>Human Anatomical waste</td><td rowspan="4">1.5TPD</td><td rowspan="4">Sent to CBMWTF for final treatment</td></tr>
<tr><td>Category-IV</td><td>Waste Sharps (Needle, syringes, blade etc</td></tr>
<tr><td>Category-VI</td><td>Solid waste (Item contaminated with blood & body fluid)</td></tr>
<tr><td>Category-VII</td><td>Solid waste (Item other than the waste such as catheter, intravenous sets)</td></tr>
</table></td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Existing- 5000KVA
Proposed- 1000KVA
Total- 6000KVA</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>LEDs will be employed for saving energy</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan:
For Constructional Phase
<table>
<tr><th>SR. NO.</th><th>PARTICULARS</th><th>CAPITAL COST (LAC)</th><th>RECURRING COST (LAC)</th><th>ITEMS COVERED</th></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td colspan="2">Already provided</td><td>First aid medical facility with first aid kit</td></tr>
<tr><td>2.</td><td>Toilets for workers</td><td>1.0</td><td>0.5</td><td>Toilets with septic tank</td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>4.0</td><td>0.5</td><td>Wind breaking walls at vulnerable areas</td></tr>
</table></td></tr>
</table>

4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total Cost		**Rs 7.0**	**Rs. 1.5**	

For Operational Phase

SR. NO.	PARTICULARS	CAPITAL COST (LAC)	RECURRING COST (LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	Already installed		ETP-Cum-STP
2.	Solid Waste segregation & disposal	50.0	2.5	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	8.0	8.0 (for 3 years)	Plantation and landscaping
Total Cost		**Rs. 58.0**	**Rs 10.5**	

The Committee perused the visit report of the team constituted by Punjab Pollution control Board for carrying out the detailed audit of M/s Dayanand Medical College & Hospital, Ludhiana, submitted by Punjab Pollution Control Board vide letter No. PPCB/SEE/ZO-2/LDH/2021/7024 dated 11.10.2021 to Environmental Engineer, SEIAA.

The Committee further perused the letter dated 24.03.1998 written by Secretary, Managing Society, Dayanand Medical College & Hospital, Ludhiana, addressed to the Secretary, Local Govt, Punjab, Chandigarh, wherein, the details of the construction activity carried out for the existing buildings of the Hospital along with the buildings under construction were provided. As per the said details, the total covered area of existing structures on all floors was mentioned as 373157 sq.ft (34680 sqm) and covered area of the buildings under construction was mentioned as 2,71,126 sq.ft (25197 sqm).

The Committee also perused the visit report of Punjab Pollution Control Board wherein it was observed that Cancer Centre, laundry house and bio-medical waste management service area have also been established in the premises of the Hospital i.e., after 2013. As per local sources, the Cancer Centre was constructed in the year 2014-15 and the laundry house as well as bio-medical waste management service area were constructed in the year 2016-17. As per representatives, the Cancer Centre has six floor and the total built up area of this building comes out to be about 9,200 sqm.

The Hospital apprised the Committee that the Hospital had made construction during the

period 1961-2000. During period 2013-2015, construction of only Radiotherapy block was done, which has built up area of 7265.13 sqm, which is less than 20,000 sqm, as such, the Hospital does not attract the provisions of EIA notification dated 14.09.2006. Thus, the Hospital has not made any violation of EIA notification dated 14.09.2006.

On perusal of the above record, the Committee observed that the Hospital has carried out construction activity after year-2006, however, the details of the same have not been provided by the Hospital such as built-up area of laundry house, bio-medical waste management service area etc. The Committee asked the Project Proponent to provide year wise details of all the building components constructed till date along with their documentary proofs to enable the Committee to appraise the case as per the provisions of EIA notification dated 14.09.2006.

The Committee further observed that the Hospital has proposed to generate 3.32 Ton/day of Solid Waste and the Hospital has not submitted any adequate proposal for management of said waste. Furthermore, the Committee asked the Hospital to provide dedicated space in the layout plan for the management of solid waste.

The Committee further observed that the Hospital is generating 1.5 Ton/day of bio-medical waste and the same is being sent to common bio-medical waste treatment facility. The Committee asked the Hospital to provide valid agreement executed with CBMWTF for disposal of the said waste.

The Committee further observed that the Hospital has proposed to discharge maximum quantity of 1.6 MLD of treated wastewater into public sewer. The Committee asked the Hospital to explore the possibility for reusing the same within the Hospital.

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

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

b) Rejuvenation of Village Ponds.

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

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

e) Rainwater harvesting in Public Buildings.

f) Alternatives to Single Use Plastic.

g) Solid Waste Management

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

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

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

(i) The Hospital shall submit the year wise details of all the building component constructed till date along with their documentary proofs.

(ii) The Hospital shall provide dedicated space for the management of solid waste management in the layout plan and submit the revised layout plan.

(iii) The Hospital shall submit valid agreement executed with CBMWTF for the disposal of 1.5 TPD of the Bio-medical waste.

(iv) The Hospital shall explore the possibility for reusing the excess treated waste water of 1.6 MLD proposed to be discharged into sewer.

(v) The Hospital shall allocate funds up to 1% of the total project cost 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.

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

The meeting was attended by the following:

(i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.
(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

The Environmental Consultant of the health care facility presented the reply of the observations as under:

Sr. No.	Observation	Reply
1.	The hospital shall submit the year wise details of the entire building component constructed till date with their documentary proofs.	• DMC hospital had constructed 75921.39 sqmt building area from the year 1961 to 2000, which includes Main Hospital building, P.G Hostel, HDHI, Dietary and Service Block. • No new construction was done in between the year 2002 to 2013 in Hospital campus. • In year 2012-2013 we got approval for the construction of Basements for Car parking and Cancer Care Unit with total approved area of 21558.59 sqmt. Out of which we had constructed only Cancer care unit having covered area 7265.13 sqmt. • The construction of Basements for car parking is not executed till date. • The construction of Cancer care unit was executed from 2nd May, 2013 to 24th April, 2015. • During construction, following precautions/ specifications were followed:- **a)** Instead of Bricks, Autoclaved Aerated Concrete blocks (made up of 67.86% fly ash) for walls were used in construction activity. **b)** Hospital has used ready mixed concrete to reduce dust and water pollution. **c)** The construction site was barricaded with colored profile sheets and PVC Jaali to arrest the dust particles and to provide a smooth and accident free passage to the patients and its attendants. **d)** Regular sprinkling of water and other necessary measures were also taken during construction activity. **Additional infrastructure provided to control environmental pollution:** **I.** Solar plant of capacity 522 KW installed on building roof. **II.** In addition to 3000 KLD capacity ETP plant, hospital has provided 500 KLD, UV-UF Treatment plant for recycling of waste water in cancer care unit.

		III. Hospital has used organic composter machine for degradation of wet solid waste generated. **Fitness/Occupancy Certificate** **I.** Fitness/Occupancy certificate for main building of Dayananad Medical College & Hospital is issued by PWD department, Ludhiana vide letter no 1427 dated 17/7/2015 submitted. **II.** Fitness/Occupancy certificate for buildings of Hero Heart Institute, Cancer building and Nursing hostel of DMC & hospital is issued by PWD department, Ludhiana vide letter no 3282 dated 27/11/2017 submitted.
2.	The Hospital shall provide dedicated space for the management of solid waste management in the layout and submit the revised layout plan.	The location of solid waste management area has been marked on the layout plan and the copy of the same submitted.
3.	The Hospital shall submit valid agreement executed with CBMWTF for the disposal of 1.5 TPD of Biomedical waste.	The agreement executed with the operator of the CBMWTF for the disposal of 1.5 TPD of biomedical waste, is valid upto 31-03-2023 and the copy of the same submitted.
4.	The Hospital shall explore the possibility for reusing the excess treated waste water of 1.6 MLD proposed to be discharged into sewer.	• Hospital has already provided ETP cum STP having capacity 3MLD. HCF is recycling 500 KLD of treated water through double plumbing at Cancer Centre. • Hospital has discussed the matter with our housekeeping staff/maintenance department regarding the use of water in old building but due to non availability & possibility of double plumbing & to maintain hygiene in the premises of the hospital. It is not possible for us to reuse 1.6 MLD of treated waste water. Hospital has permission to discharge the same into the sewer line of Municipal Corporation (copy of permission submitted) Therefore, there is no further scope to utilize the treated wastewater in order to maintain hygiene in the premises of the hospital.

5.	The Hospital shall allocate funds upto 1% of the total project cost under the Corporate Environment Responsibility (CER) activities.	• The total expenditure to incurred on the expansion plan is Rs 43.62 Crores and 1% of which is Rs 44 Lakhs for carrying out following activities:- **a)** Rs 8 Lakhs (approx.) will be spent for installation of 14 KW capacity solar plant in Deaf and Dumb school. Ward no 55, Tagore nagar, Ludhiana situated near DMC hospital building. **b)** Rs 25 Lakhs will be spent for tree plantation, new toilets/ washroom construction, furniture and renovation work of building in the Deaf and Dumb school, ward no 55, Tagore nagar, Ludhiana situated near DMC hospital building as suggested by Municipal Corporation, Ludhiana. **c)** Rs 17 Lakhs will be spent for providing these facilities at Blind School near DMC hospital, Ludhiana as per detail mentioned below:- - Cricket Play ground - Wheat flour mixer - Roti maker - 2 No. Diesel Bhatti - 3 No's Inverter - Furniture for Blind students - 1 Big Refrigerator.

The Project Proponent in the conceptual plan provided the details of built-up area already constructed and proposed to be constructed by mentioning component description as Ist basement, 2nd basement, Ground Floor, First Floor to Eighth Floor. As per the said details the built-up area between 1961-2000 was 79267.79 sqm and built-up area between 2013-2015 was 21558.59 sqm.

During meeting, the Committee perused the report of Punjab Pollution Control Board submitted vide letter no. 5514 dated 02.09.2022, wherein, it has been mentioned that the Health Care Facility has already constructed multiple building blocks including HERO DMC Heart, Main DMC Hospital Building, P.G Hostel, Sarai, Dietary Block, Front Building, Dumra Auditorium, Car Parking and Cancer Hospital having total built up area of all blocks @ 100826.38 Sqm. However, the Project Proponent vide Ref No. DMCH/CE/22/137 dated 26.11.2022 informed that the DMC hospital had constructed 75921.39 sqm building area from year 1961 to 2000 which includes main Hospital Building, PG Hostel, HDHI, Dietary & Service Block. Further, in year 2012-13, the hospital had got approval for construction of basement for car parking and cancer care unit with total approved area of 21558.59 sqm out of which only cancer care unit having covered area of 7265.13 sqm was constructed from May 2013 to April 2015.

The Committee observed that the description of various components provided in the conceptual plan and the component details given by the Punjab Pollution Control Board in their letter dated 2.09.2022 and the description of the components submitted in the reply of the ADS by Project Proponent vide letter dated 26.11.2022 does not match with each other. Further, the Project Proponent has not submitted the proper reply of the observation raised during last meeting held on 5.09.2022 regarding submission of year wise details of the entire building component constructed till date with their documentary proofs. The Project Proponent agreed to same.

The Committee further observed that the Project Proponent has not submitted permission for discharging its excess treated waste water into public sewer.

The Committee further observed that the Health Care Facility has mentioned that construction of only radio therapy block having built up area of 7265.13 sqm has been carried out during 2013-2015, however, as per the details mentioned in the layout plan, total built up area of 21558.59 sqm has been constructed. Further, Punjab Pollution Control Board has mentioned in its visit report that the built-up area of Cancer Centre Hospital is approx. 9200 sqm was constructed in the year 2014-2015. Furthermore, the Hospital has mentioned in the reply of the observations raised by the Committee in its 228th meeting that the Hospital has carried out construction activity of Cancer Care Unit having built up area of 7265.13 sqm. The Committee decided to constitute a committee comprising of Sh. Sunil Mittal & Sh. S.K Gupta, Member SEAC to verify the facts regarding the construction done from 1961-2000 and in the year 2013-2015 of various building blocks of the Hospital.

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

(i) The Hospital shall submit the year wise details of all building components constructed till date with documentary proofs, as per the terminology of various building blocks.
(ii) The Hospital shall submit the permission to discharge treated wastewater into MC sewer from MC, Ludhiana.
(iii) The Hospital shall explore the possibility of rainwater harvesting within the Hospital Complex.
(iv) The Hospital shall explore the possibility of providing indoor saplings and developing vertical wall gardens within the Hospital Complex.

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

The meeting was attended by the following:

(i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.

(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

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

<table>
<tr><th>S. No.</th><th>Observation</th><th>Reply</th></tr>
<tr><td>1.</td><td>The hospital shall submit the year wise detail of all building components constructed till date with documentary proofs, as per the terminology of various building blocks.</td><td>The year wise detail of all building components constructed is as under:
<table>
<tr><th>S.No.</th><th>Year of Construction</th><th>Building Name</th><th>Area in SQMT</th></tr>
<tr><td>1.</td><td>1967-1996 (In phases)</td><td>DUMRA AUDITORIUM</td><td>1008.64</td></tr>
<tr><td>2.</td><td>1967-1996 (In phase)</td><td>GIRLS HOSTEL</td><td>4120.80</td></tr>
<tr><td>3.</td><td>1967-2000 (In phase)</td><td>PG HOSTEL</td><td>2281.78</td></tr>
<tr><td>4.</td><td>1967-2000 (In phase)</td><td>SARAI & PG HOSTEL</td><td>4631.60</td></tr>
<tr><td>5.</td><td>1967-2000 (In phase)</td><td>CANTEEN</td><td>182.16</td></tr>
<tr><td>6.</td><td>1967-2000 (In phase)</td><td>O.P.D EXRENSION</td><td>1651.12</td></tr>
<tr><td>7.</td><td>1967-2000 (In phase)</td><td>FRONT BLOCK</td><td>8536.62</td></tr>
<tr><td>8.</td><td>1967-2000 (In phase)</td><td>Main Hospital Building Comprising Emergency/Trauma Centre, OPDs, Wards, Operation Theaters, Diagnostic Area, Radiology, Private Rooms, Pharmacies,</td><td>30148.45</td></tr>
</table>
</td></tr>
</table>

				HDU, Biomedical Waste, Laundry And CSSD Area	
		9.	1995-2000	Complete Building of Heart Centre Including Side Ramps Comprises Emergency, ICU's, Cath Labs, Operation Theaters For Cardiac Patients And Neuro/Gastro Wards, Endoscopy Area And 07 ICUs For DMC & H	19477.32
		10.	1996-1999	Dietary Block	1528.62
		11.	1996-2000	Service Block	2354.28
			TOTAL AREA OF EXISTING BUILDINGS CONSTRUCTED BEFORE YEAR 2000		**75921.39**
		1.	2013-2015	Cancer Care Unit (Radiotherapy)	7265.13
2.	The Hospital shall submit the permission to discharge treated waste into MC sewer from MC, Ludhiana.	Hospital has obtained permission to discharge the treated wastewater in to the sewer line of Municipal Corporation, Ludhiana. A copy of permission submitted in this regard.			
3.	The Hospital shall explore the possibility of rainwater harvesting within the Hospital Complex.	As per the guidelines of Punjab pollution control board, hospital should not explore the rainwater harvesting system in the hospital premises.			

4.	The Hospital shall explore the possibility of providing indoor saplings and developing vertical wall gardens within the Hospital Complex.	Hospital has explored the indoor saplings and developing vertical wall gardens in the various areas of Hospital. A copy of purchase order submitted.

In compliance of the decision of the Committee, Sh. Sunil Mittal & Sh. S.K Gupta, Member SEAC visited the DMC Hospital on 28.01.2023 and submitted their report. As per the report, the Committee informed that the project proponent has built up actual covered area of 83186.52 sqm (including 7265.13 sqm, built up in 2013-15). Further, it was mentioned that since it was not practically possible to measure actual built up area of cancer care unit hence project proponent was asked to submit affidavit duly attested in this regard. The project proponent submitted the attested affidavit. The Committee perused the report of the above said Members and taken the same on record.

The Committee observed that SEIAA vide letter No. SEIAA/MS/2021/4813 dated 25.11.2021 asked Punjab Pollution Control Board to take necessary action against the Hospital as per the provisions of the EIA Notification dated 14.09.2006. The Committee asked the Project Proponent that whether PPCB has taken any action against the project proponent. The project proponent informed that no communication in this regard has been received from Punjab Pollution Control Board.

The Committee also perused the reply of the project proponent given in above table w.r.t. year wise construction carried out of various building components. The project proponent in their reply informed that the DMC Hospital had constructed 75921.39 sqm building area from the year 1961 to 2000 which includes main hospital building, PG hostel, HDHI, Dietary & service block. Further, no construction was done in between the year 2002 to 2013 in hospital campus. Further, in year 2012-13, approval for the construction of basements for car parking & cancer care unit with total approved area of 21558.59 sqm was taken out of which they had constructed only cancer care unit having covered area 7265.13 sqm.

The Committee also observed that the Hospital had been granted Consent to Operate under the provision of Air Act, 1981 & Water Act, 1974, which is valid upto 31.03.2024 & 31.01.2024 respectively. The Committee also observed that required environmental safeguards were taken during the construction of cancer care unit.

The Committee on perusal of the above said details observed that the DMC Hospital had constructed 75921.39 sqm built up area before the year 2006 and 7265.13 sqm built up area of cancer care unit in the year 2013-15. The Committee observed that the DMC, Hospital has constructed built up area of 75921.39 sqm before the enforcement of EIA Notification dated 14.09.2006 and constructed only 7265.13 sqm built up area of cancer care unit in the year 2013-15 i.e after 2006 which is less than 20000 sqm and therefore does not attract the provision of EIA Notification dated 14.09.2006.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for "Dayanand Medical College & Hospital" located at Civil lines, Tagore Nagar, Ludhiana, Punjab as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following 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 water requirement for the project shall be 2701.87 KLD, which shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	2701.87 KLD	2.16 MLD	2.12 MLD	500 KLD	3.5 KLD (Rainy)	1621.5 KLD (Rainy)

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

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

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

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

vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

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

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

g)	Stormwater	Orange

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

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

xv) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the

concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 800 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

(i) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

For Constructional Phase

SR. NO.	**PARTICULARS**	**CAPITAL COST (LAC)**	**RECURRING COST (LAC)**	**ITEMS COVERED**
1.	Medical Cum First Aid	Already provided		First aid medical facility with first aid kit
2.	Toilets for workers	1.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total Cost		**Rs 7.0**	**Rs. 1.5**	

For Operational Phase

SR. NO.	PARTICULARS	CAPITAL COST (LAC)	RECURRING COST (LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	Already installed		ETP-Cum-STP
2.	Solid Waste segregation & disposal	50.0	2.5	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	8.0	8.0 (for 3 years)	Plantation and landscaping
Total Cost		**Rs. 58.0**	**Rs 10.5**	

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

4.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

(i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.
(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
(iii) Sh. Sandeep Singh Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA observed that M/s Dayanand Medical College & Hospital Managing Society has applied for obtaining EC under the EIA notification dated 14.09.2006 for its hospital and that the SEAC has recommended the case for grant of EC subject to certain conditions.

SEIAA further observed that it had earlier vide letter no. SEIAA/MS/2021/4813 dated 25.11.2021 asked the Punjab Pollution Control Board to take necessary action against the hospital as per the provisions of EIA notification dated 14.09.2006 for undertaking construction without prior Environmental Clearance. The said letter was written to the PPCB after considering the visit report of PPCB dated 17.08.2021 the relevant parts of which are as under:

(i) Last sub para of para no. 4 of visit report

As per the letter submitted by hospital, the total built-up area of DMC hospital building is 20,932 sqm, HDHI hospital building is 23,690 sqm and Cancer Centre hospital building is 9,200 sqm i.e. total hospital buildings built-up area after expansion comes out to be 53,822 sqm. Therefore, the hospital is required to obtain environmental clearance under EIA notification dated 14.09.2006.

(ii) 1st point of para no. 8 of visit report

The hospital shall obtain Environmental Clearance under EIA Notification 2006.

(iii). **Conclusion part of reply submitted by DMC Ludhiana**

"HCF has total covered area built before 2006 and after 2006 is less than the prescribed threshold limits. Copy of approved Maps and copy of notification is enclosed for your reference and record. As per notification and Maps the HCF has not crossed the threshold limit of <150000. So HCF is not covered under EIA and stands exempted.

HCF ensures that if our construction and built-up area crosses the threshold limit prior permission will be taken well before the construction."

SEIAA observed that it had already deliberated in detail on all aspects of this matter in its 193rd meeting held on 10.11.2021 wherein it had noted that the plea of the hospital authorities was solely based on MoEF&CC Notification No. S.O. 5736 (E) dated 15.11.2015, wherein a threshold limit of 1,50,000 sqm had been prescribed for applicability of the EIA Notification, 2006, in respect of building projects. However, SEIAA further noted that this Notification has been stayed by the High Court of Delhi as also by the NGT. Accordingly, the threshold limit for applicability of the EIA Notification continues to remain 20,000 sqm as prescribed under the

Notification dated 14.09.2006. **This threshold limit of 20,000 sqm is being observed and implemented without any exception by SEIAA / SEAC since past many years.**

After perusal of the detailed report of PPCB sent vide letter 11.10.2021 and all other relevant aspects of the matter including the aforementioned contention of the Hospital authorities, SEIAA agreed with the findings of the PPCB and came to the conclusion that construction of DMC Ludhiana comes under the ambit and attracts the provisions of EIA Notification 14.09.2006.

Accordingly, vide letter no. SEIAA/MS/2021/4813 dated 25.11.2021 SEIAA had asked the PPCB to take necessary action in the matter as per the provisions of EIA notification dated 14.09.2006.

SEIAA further observed that SEAC constituted a committee comprising of Sh. Sunil Mittal & Sh. S.K. Gupta, Members SEAC, to verify the facts regarding the construction of various blocks undertaken by the hospital from 1961-2000 and subsequently during the period 2013-15. As per the report of the said committee the project proponent had constructed 83186.52 sqm area till the date of their visit (including 7265.13 sqm for Cancer Care Unit during 2013-15). On the basis of the report of the committee, the SEAC observed that the hospital had constructed 75921.39 sqm before the enforcement of EIA notification dated 14.09.2006 and had constructed further area of 7265.13 sqm of cancer institute in the period 2013-15. However, the inference drawn by SEAC from this (that since the area which has been constructed after the issuance of EIA Notification dated 14.09.2006 is only 7265.13 sqm and is less than 20,000 sqm, the construction of the hospital did not attract the provisions of EIA notification dated 14.09.2006) is contrary to the detailed report submitted by the PPCB as also the decision already taken in this regard by SEIAA.

In this regard, the relevant section 2 of EIA notification dated 14.09.2016 was again examined by SEIAA and the same is reproduced below:

> *"**Requirements of prior Environmental Clearance (EC)**:- The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter be referred to as the Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity:*
>
> *(i) All new projects or activities listed in the Schedule to this notification;*
>
> ***(ii)** Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;*
>
> ***(iii)** Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range."*

Sub-para (ii) of Section 2 of the above Notification explicitly states that prior Environmental Clearance is required when an expansion project crosses the threshold limit prescribed in the Schedule attached with the Notification. Section 8(a) of the said Schedule prescribes the threshold limit of 20,000 sqm for building projects and this threshold limit is being implemented by SEIAA / SEAC for determining applicability of the EIA Notification dated 14.09.2006 without any exception since long.

SEIAA further noted that a similar matter was considered in the 12th Joint Meeting of SEIAA and SEAC held on 09.06.2021 wherein the following decisions were taken and proceedings circulated to all members:

i) *As recommended by SEAC in its 197th meeting held on 15.03.2021, the* ***projects with land area less than 50 Ha but built-up area between 20,000 sqm and 150,000 sqm will be appraised as per the provisions of Schedule 8 (a) of the EIA notification 2006*** *as amended from time to time, as clarified by Regional Office, MoEF&CC, Chandigarh vide letter no. 1-5/ 2018/ Miscellaneous/Env.205 dated 15.04.2019.*

ii) *In cases, where the Project Proponent plans to undertake the Project in more than a single stage, ECs for the individual Tranches will include the condition that future Tranches will be considered as part of the same Project.* ***In case the aggregate area, production capacity or any other component /feature of the combined Tranches brings the total Project area or other component into a higher category, appraisal will be carried out on the basis of the aggregate area or component as per EIA Notification, 2006 and other relevant directions of MOEF&CC.***

SEIAA also noted that as per the reply / clarification submitted by the Hospital authorities, they had planned to construct a Cancer Care unit and basement parking in the year 2012-13 and approval was obtained for the construction of additional 21,558.59 sqm area. The Hospital has further submitted that out of this, only 7265.13 sqm was actually constructed for the Cancer Care unit whereas the basement parking has not been constructed till date. SEIAA observed that since the hospital had planned to undertake expansion of extent greater than 20,000 sqm area in 2012-13 and even obtained approval for the same, it was required to obtain EC before commencing the said construction. The subsequent fact that the basement parking has not been constructed till date is not relevant for the purposes of applicability of EIA Notification, 2016 prior to commencement of construction.

To a query by SEIAA, representatives of the Project Proponent agreed that their Project had already crossed the threshold limit of 20,000 sq mts constructed area before further construction of the cancer block was undertaken during 2013-2015. In their defense, they also submitted that they were a prestigious and law-abiding organization providing best quality health care facilities to the public and that the violation was not deliberate since they were under the impression that the threshold limit for their project was 1,50,000 sqm.

In light of the above, SEIAA concluded that no new facts had emerged nor any valid new arguments had been presented by either the Project Proponent or SEAC which warranted reconsideration of its earlier decision that the construction of the hospital came under the purview of the EIA Notification dated 14.09.2006. Therefore, the recommendation by SEAC

for grant of EC to the hospital as per present application is not tenable being a clear case of violation of the said notification since the requisite Environmental Clearance was not obtained prior to undertaking substantial construction in excess of the threshold limit of 20,000 sqm well after the issuance of the EIA Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided that the EC to the hospital as sought vide present application cannot be granted. Being a “violation” category case, the hospital is required to apply for ToRs / EC in accordance with the Standard Operating Procedure as specified by the MoEF&CC vide OM dated 07.07.2021 for dealing with such category of cases.

Item No. 239.04: Application for Environmental Clearance for establishment of group housing project namely "Affordable Group Housing" at Village Quadianwali, Tehsil & District Jalandhar, Punjab by M/s Mexmon Global Developers Pvt Ltd (Proposal No. SIA/PB/INFRA2/411576/2022).

The Project Proponent was granted Terms of Reference vide SEIAA letter no. 1208 dated 01.12.2022 for carrying out EIA study for the establishment of residential group housing project namely "Affordable Group Housing" at Village Quadianwali, Tehsil & District Jalandhar, Punjab.

The Project Proponent has submitted Final EIA report after incorporating the compliance of ToRs and other relevant documents. The Project Proponent has submitted the layout plan approved from Senior Town Planner, Jalandhar. As per the application proposal, the total land area of the project is 40,176.492 sqm having built up area of 1,63,736. 84 sqm.

The Project Proponent has deposited Rs. 40935/- vide UTR No. N264220158752 dated 21.09.2022 & Rs. 1,22,802/- vide UTR No. N336220172355624 dated 02.12.2022, as checked & verified by the supporting staff of SEIAA. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

Punjab Pollution Control Board vide letter no. 215 dated 23.01.2023 has sent the latest construction status report with details as under:

"The site of the project was visited by officer of the Board on 30.12.2022 and contacted Sh. Kamaljit Singh, Authorized Signatory, during visit, it was observed as under:

1. *The site is a vacant plot, however, the boundary wall construction work has been started at the site.*
2. *The Project Proponent has provided few temporary structures (MS Sheet sheds) for office use at the site.*
3. *The project is surrounded by agriculture fields and other residential projects like M/s Jalandhar Height-II, M/s AGI Smart Home, M/s AGI Urbana, M/s Hamilton Mayfair, etc. and there is no drain, river, and eco-sensitive structures within the 500m radius of the project boundary.*
4. *The sewer line has been laid near the project site leading towards STP Pholriwal. However, the adequacy of the STP to take/treat the effluent generated from the project site can only be confirmed by MC/ Jalandhar.*
5. *No MAH industry/cement plant/grinding unit/ rice sheller/saila plant/stone crushing/screening cum washing unit/hot mix plant/brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industry located within 100m of the site. Therefore, the site of the project is confirming to the sitting guidelines laid down by the Govt of Punjab, Department of Science, Technology and Environment vide order dated 25.07.2005 as amended on 30.10.2009. However, a cold storage i.e. M/s Simer cold store is situated along one of the boundaries of the project.*

As per the proposed plan submitted by the Project Proponent, it has provided buffer zone of 15m of green area towards the cold storage.

In view of above, it is recommended to consider the adequacy of terminal STP provided by JDA/Municipal Corporation, Jalandhar as per arrangement between them while allowing discharge to the project into sewer otherwise, the Project Proponent shall be asked to provide adequate disposal facilities within the project, please."

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

The meeting was attended by the following:

(i) Sh. Kamaljit Singh, Project Manager M/s Mexmon Global Developers Pvt Ltd.

(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential project "AFFORDABLE GROUP HOUSING" by M/s Mexmon Global Developers Private Limited
1.2	Details of Land area & built up area:	9.965 acres, Total plot Area (after road widening) - 40,176.492 m^2 Built up area- 1,63,736.8 sqm
2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Not submitted, however permission for change of land use has been accorded to the Project Proponent.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of Land use vide letter no.- CA-JDA-CLU-2022/542 dated 28.03.2022 has been obtained from Chief Engineer, JDA, Jalandhar.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No Forest land is involved. The Project Proponent submitted the self-declaration in the prescribed format.

3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area if the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972.
3.4	Whether the industry falls within the influence of Eco-Sensitive Zone or not. *(Specify the distance from the nearest Eco sensitive zone)*	Not applicable
3.6	Green area requirement and proposed No. of trees:	Green area: 10522.40 sqm Proposed number of trees- 502
4.	**Configuration & Population**	
4.1	Proposal & Configuration	

S. No.	DESCRIPTION	Unit
1.	Land area, net	9.965 acres, Total plot Area (after road widening) - 40,176.492 m2
2.	Total built-up area (m2)	1,63,736.8
	Number of apartments	1160
	Parks/green area (m2)	10522.40
	Parking provision (ECS)	1286.17

The above details are as per the layout plan approved from Senior Town Planner, Jalandhar.

BUILT UP AREA				
Sr. No.	**Building Block Name**	**No. of Flats**	**No. of Tower**	**Total Built up Area**
1.	Tower A, B, C, D (Typical)3BHK	608	4	81,276.751
2.	Tower E, F, G, H (Typical) 2BHK	448	4	46,980.760
3.	Tower I 1BHK	104	1	6,534.13
4.	Area Under Podium	-	-	13,809.36
5.	Area Under basement	-	-	15,135.839

<table>
<tr><td></td><td><table><tr><td>Total</td><td>1160</td><td>9</td><td>1,63,736.84</td></tr></table></td></tr>
<tr><td>4.2</td><td>Population details
5826 persons
1160 @5 person/unit = 5800 Persons and 100 persons/acre for community centre in an area of 0.253 acre= 26 Persons.</td></tr>
<tr><td>5</td><td>Water</td></tr>
<tr><td>5.1</td><td>Total water requirement:
784.2 KLD</td></tr>
<tr><td>5.2</td><td>Source:
Tubewell</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof
Application of permission for abstraction of 610 KLD of ground water is filed with PWRDA.</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:
627.36 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology for domestic wastewater:
(STP capacity, technology & components)
The wastewater shall be treated in the STP of capacity 900 KLD and treated wastewater shall be utilized for plantation and flushing.</td></tr>
<tr><td>5.6</td><td>Details of utilization of treated wastewater for flushing purpose in summer, winter and rainy season:
Summer, winter & rainy -261.52 KLD</td></tr>
<tr><td>5.7</td><td>Details of utilization of treated wastewater into green area in summer, winter and rainy season:
Summer-57.8 KLD
Winter- 18.94 KLD
Rainy- 5.2 KLD
Treated waste water from STP will be used for plantation (10522.40 sqm) within the premises</td></tr>
<tr><td>5.8</td><td>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>784.2 KLD</td><td>627.3 KLD</td><td>620.36 KLD</td><td>261.52 KLD</td><td>Summer: 57.87 KLD
Winter: 19 KLD
Rainy: 5 KLD</td><td>Summer: 301 KLD
Winter: 340 KLD
Rainy: 354 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:
10 No. pits to be provided.</td></tr>
<tr><td>6</td><td>Air</td></tr>
</table>

6.1	Details of Air Polluting machinery:	D.G. set shall be installed.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Canopy equipped DG set with stack of adequate height will be installed.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	2610 kg
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Municipal Solid Wastes (Management and Handling) Rules, 2000 and amended Rules, March 2016 & E – waste (Management & Handling) Rules, 2011. 150 sqyard area has been earmarked on the approved layout plan of the project for management of Solid Waste.
7.3	Details of management of Hazardous Waste.	Used Oil @ 500 ltr/annum shall be generated which shall be sold out to the authorized recyclers.

8 **Energy Saving & EMP**

EMP (CONSTRUCTION PHASE)

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	10.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	15.0	1.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	270.0	---	Construction of STP

6.	Solid waste Management	30.0	- -	Making arrangement for solid waste segregation & disposal
7.	Green belt development	10.0		Land scaping & tree plantation
8.	Rain water harvesting	25.0	--	Construction rain water harvesting well & channel
Total Cost		Rs 367.0	Rs 4.0	

EMP (OPERATION PHASE)

SNO.	PARTICULARS	RECURRING COST (Rs. LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	25.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	5.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawn's coverage	9.5	Development of green belt, watering & manuring
4	RWH	3.5	Cleaning of channels & harvesting pits
TOTAL		**Rs 43.0**	

8.1	Power Consumption:	4491 KW
8.2	CER details	Submitted.
8.3	Energy saving measures:	LEDs will be used

The Committee perused the CER details of the project and observed that the same needs to be revised in light of capital expenditure and recurring cost proposed for activities by the

Project Proponent. The Project Proponent has submitted revised details of the CER activities as under:

Sr. No.	Place	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	AGI-II to Hamilton Road both sides Approx. 1.5KM 66ft Road, Qadianwali Jalandhar	Evergreen Trees plantation and its Maintenance alongside Roads/ Forestation: Average 2500 Trees Plantation, its caging and its recurring cost of Rs. 4.00 lac per annum for maintenance for 5 years.	30.00	20.00
2.	Village- Udhopur, District- Jalandhar	Forestation Plantation: Mini Forest in one-acre area: Approximately 2500 plants to create mini forest including fencing around and recurring cost of Rs. 5.00 lac per annum for 5 years	25.00	25.00
3.	Gada Govt. High School, Jalandhar	Provision of solar panel of 20KW	10.00	5.00
4.	Village Qadianwali (Jalandhar) Primary school & Panchayat Ghar	Provision of 02 no. of solar panel of 20KW each in primary school and panchayat ghar	20.00	10.00
5.	Village Qadianwali (Jalandhar) Primary school, dispensary & Panchayat Ghar	Provision of Roof top rainwater harvesting (RWH)	20.00	10.00
6.	Village Qadianwali, Jalandhar	Pond rejuvenation	20.00	5.00
		Total	**125.00**	**75.00**

The Committee took a copy of reply of the Project Proponent on record and after detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of group housing project namely “Affordable Group Housing” at Village Quadianwali, Tehsil & District Jalandhar, Punjab, as per the details

mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard & specific conditions: -

Specific Condition:

1. The Project Proponent shall obtain permission from concerned District Forest Officer (DFO) for approach/access road to the project under the provision of the Forest Conservation Act, 1980.

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 water requirement for the project shall be 784.2 KLD, out of which 522.68 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	**Total water Requirement**	**Total wastewater generated**	**Treated wastewater**	**Flushing water requirement**	**Green area requirement**	**Into sewer**
1.	784.2 KLD	627.3 KLD	620.36 KLD	261.52 KLD	Summer: 57.87 KLD Winter: 19 KLD Rainy: 5 KLD	Summer: 301 KLD Winter: 340 KLD Rainy: 354 KLD

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

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

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

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

vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

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

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

g)	Stormwater	Orange

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

xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 10 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

xv) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20%

of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 502 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

(ii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

EMP (CONSTRUCTION PHASE)

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	10.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	15.0	1.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	270.0	---	Construction of STP
6.	Solid waste Management	30.0	- -	Making arrangement for solid waste segregation & disposal

7.	Green belt development	10.0		Land scaping & tree plantation
8.	Rain water harvesting	25.0	--	Construction rain water harvesting well & channel
Total Cost		Rs 367.0	Rs 4.0	

EMP (OPERATION PHASE)

Sr No.	Particulars	Recurring cost (rs. Lac)	Items covered
1.	Sewage Treatment Plant	25.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	5.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawn's coverage	9.5	Development of green belt, watering & manuring
4	RWH	3.5	Cleaning of channels & harvesting pits
TOTAL		**Rs 43.0**	

CER Details:

S. No.	Place	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	AGI-II to Hamilton Road both sides Approx. 1.5KM 66ft Road, Qadianwali Jalandhar	Evergreen Trees plantation and its Maintenance alongside Roads/ Forestation: Average 2500 Trees Plantation, its caging and its recurring cost of Rs. 4.00 lac per annum for maintenance for 5 years.	30.00	20.00
2.	Village-Udhopur, District-Jalandhar	Forestation Plantation: Mini Forest in one-acre area: Approximately 2500 plants to create mini forest including fencing around and recurring cost	25.00	25.00

		of Rs. 5.00 lac per annum for 5 years		
3.	Gada Govt. High School, Jalandhar	Provision of solar panel of 20KW	10.00	5.00
4.	Village Qadianwali (Jalandhar) Primary school & Panchayat Ghar	Provision of 02 no. of solar panel of 20KW each in primary school and panchayat ghar	20.00	10.00
5.	Village Qadianwali (Jalandhar) Primary school, dispensary & Panchayat Ghar	Provision of Roof top rainwater harvesting (RWH)	20.00	10.00
6.	Village Qadianwali, Jalandhar	Pond rejuvenation	20.00	5.00
		Total	**125.00**	**75.00**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in

the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

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

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

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

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

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

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

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

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

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

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

1.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

(i) Sh. Kamaljit Singh, Project Manager M/s Mexmon Global Developers Pvt Ltd.
(ii) Sh. Sital Singh, Sh. S. S. Matharu and Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA allowed the Environmental project proponent to present the salient features of the project. A copy of the presentation was taken on record.

SEIAA observed that the SEAC while recommending the case for grant of EC has imposed specific condition as under:

" *The project proponent shall obtain permission from the concerned District Forest Officer (DFO) for approach/ access road to the project under the provisions of the Forest Conservation Act, 1980*."

In this regard, the project proponent categorically informed that no forest land was involved in the project and no access is required to be obtained through any Forest area. SEIAA perused the project KML file and observed that the project is located adjacent to a road and apparently no forest land is involved. However, in view of the recommendation made by SEAC, a specific condition to obtain NOC from the DFO will be made in the EC .

SEIAA further perused the letter No. 26 dated 04.01.2023 issued to the project proponent by the Jalandhar Development Authority (JDA) . As per the said letter the connection of sewer located on the 66' road has been made with MC Jalandhar sewer whose approval has been granted by the Superintending Engineer (O&M), MC Jalandhar vide letter no. 1165 dated 19.05.2021. Therefore, the permission regarding disposal of surplus sewage in the sewer of MC Jalandhar can be given only after approval from the MC Jalandhar.

SEIAA, therefore, observed that the final approval for connection of the sewer has not been given by the MC Jalandhar. To this the project proponent informed that various projects are falling adjoining to the project in the said area and the sewer connection will be provided by MC to them as and when required. Further, it was clarified by the project proponent that no occupancy shall be allowed till it obtains necessary permission for discharge of treated wastewater into the sewer line as per the capacity of the terminal STP of MC, Jalandhar. The project proponent submitted undertaking in this regard. To this SEIAA decided to accept request of the project proponent and decided to imposed specific condition in this regard. SEIAA also decided that JDA/ MC Jalandhar also be asked not to issue completion certificate to the project proponent till the time regular and adequate sewer connection is provided for the Project.

To an observation of SEIAA, the project proponent agreed to increase the number of trees to be planted to 727 as per criteria of 1 tree per 225 sqm of the built-up area. At least 8 feet tall saplings with healthy growth and woody stems of indigenous tree species like Pilkin, Kachnar, kaner, Gulmohar, Goolar, Arjun, Baheda, Simbal, Pipal, Banyan, Drek, Silver Oak, Jamun, Kadamb will be planted.

The project proponent also agreed to install Anti-Smog Guns for reducing air pollution during the construction phase and submitted a revised EMP with details as under:

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	10.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	20.0	2.5	Sprinklers, Pipeline, 2 no. anti smog guns
5.	Sewage Treatment Plant	270.0	---	Construction of STP
6.	Solid waste Management	30.0	- -	Making arrangement for solid waste segregation & disposal
7.	Green belt development	10.0		Land scaping & tree plantation
8.	Rain water harvesting	25.0	--	Construction rain water harvesting well & channel
Total Cost		Rs 372.0	Rs 5.0	

SEIAA decided to accept the above revised EMP submitted by the project proponent.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions stipulated by SEAC. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations and perusal of all documents including the EIA report and proposed EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for expansion of Group Housing project namely "Affordable Group Housing" with total built area of 1,63,736.8 sqm and a plot area of 9.965 acres (40,176.492 sqm located at Village Quadianwali, Tehsil & District Jalandhar, Punjab by M/s Mexmon Global Developers Pvt Ltd as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendment/additions/deletions as under:

Amended Condition no. iii) of X. Environment Management Plan

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

EMP (CONSTRUCTION PHASE)

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	4.0	1.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	10.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust and anti-smog guns	20.0	2.5	Sprinklers, Pipeline, 2 no. anti-smog guns
5.	Sewage Treatment Plant	270.0	---	Construction of STP
6.	Solid waste Management	30.0	- -	Making arrangement for solid waste segregation & disposal
7.	Green belt development	10.0		Land scaping & tree plantation

8.	Rain water harvesting	25.0	--	Construction rain water harvesting well & channel
Total Cost		Rs 372.0	Rs 5.0	

EMP (OPERATION PHASE)

Sr No.	Particulars	Recurring cost (rs. Lac)	Items covered
1.	Sewage Treatment Plant	25.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	5.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawn's coverage	9.5	Development of green belt, watering & manuring
4	RWH	3.5	Cleaning of channels & harvesting pits
TOTAL		**Rs 43.0**	

Details of Additional Environmental Activities as proposed by SEAC:

S. No.	Location	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	AGI-II to Hamilton Road both sides Approx. 1.5KM 66ft Road, Qadianwali Jalandhar	Evergreen trees plantation and its maintenance alongside Roads/ Forestation: Average 2500 trees plantation along with tree guards including recurring cost @ Rs. 4.00 lac per annum for maintenance for 5 years.	30.00	20.00
2.	Village-Udhopur, District-Jalandhar	Forest Plantation: Mini Forest in one-acre area: Approximately 2500 plants to create mini forest including fencing around the area / saplings and recurring cost @ Rs. 5.00 lac per annum for 5 years	25.00	25.00

3.	Gada Govt. High School, Jalandhar	Provision of solar panel of 20KW	10.00	5.00
4.	Village Qadianwali (Jalandhar) Primary school & Panchayat Ghar	Provision of 02 no. of solar panel of 20KW each in primary school and Panchayat-Ghar	20.00	10.00
5.	Village Qadianwali (Jalandhar) Primary school, dispensary & Panchayat Ghar	Provision of Roof top rainwater harvesting (RWH)	20.00	10.00
6.	Village Qadianwali, Jalandhar	Pond rejuvenation	20.00	5.00
		Total	**125.00**	**75.00**

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

Additional Conditions:

1. The project proponent shall obtain NOC / permission from the concerned District Forest Officer (DFO) for approach/ access road to the project.
2. The project proponent shall not grant possession to any owner/dweller till the sewer connection is obtained from MC Jalandhar.
3. The MC Jalandhar/ JDA be asked not to issue completion certificate (including partial completion certificate) to the project till the time regular and adequate sewer connection is provided by MC Jalandhar.

Item No. 239.06: Application for obtaining amendment in Environmental Clearance of M/s P.V. Industries at Village Alour, Peer Gajju Shah road, Tehsil- Khanna, District- Ludhiana, Punjab. (Proposal No. SIA/IND/297173/2023)

The industry was accorded Environmental Clearance vide EC Identification no. EC22B008PB146652 dated 29.07.2022 for 03 no. of Induction Furnaces of capacities 3X15TPH, 01 no. of Laddle Refining Furnace and 01 of Concast.

Now, the industry has proposed to install only 02 no. Induction Furnaces in place of 3 number of induction furnaces of capacities 22.5TPH each. With the installation of 02 no. energy efficient furnaces instead of 03 no. of furnaces, there will be substantial decrease in energy consumption, manpower and space requirements. Thus, there will be net savings in terms of recurring cost of operation, manpower and other resources. There will not be any change in the production capacity and quantity of raw material. The production capacity will remain same as Steel Ingots/Billets of 1,94,400 TPA.

The industry has submitted application form for amendment (Form-4), copy of earlier Environmental Clearance granted to the industry and final EIA report.

The project cost will also remain same as Rs. 28.00 Cr.

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

The meeting was attended by the following:

(i) Sh. Dinesh Kumart, Partner, M/s P.V Industries.

(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

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

Sr. No.	Plant/ Equipment/ Facility	As per EC	Proposed Amendment	After amendment
1.	Induction Furnace	3X15TPH	2X22.5TPH	2X22.5TPH
2.	Laddle Refining Furnace	01 No.	No change	01 No.
3.	Concast	01 No.	No change	01 No.
4.	**Products: -** Steel Ingots/Billets	1,94,400TPA	No change	1,94,400TPA
5.	**Raw material: -** i) MS Scrap ii) Ferro Alloys	 2,11,033TPA 4,307TPA	 No change No change	 2,11,033TPA 4,307TPA
6.	Project Cost	Rs. 28 Cr.	No change	Rs. 28 Cr.
7.	Plot area	37927.58sqm	No change	37927.58sqm

After deliberations, the SEAC decided to forward the case to SEIAA with the recommendations to grant amendment in the Environment Clearance under EIA notification dated 14.09.2006 as proposed by the industry.

2.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

(i) Sh. Dinesh Bansal, Partner, M/s P.V Industries.

(ii) Sh. Sital Singh, Er. S.S Matharu and Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA allowed the project proponent to present the case. Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

SEIAA perused the request of the project proponent and observed that the project was initially granted EC vide EC Identification no. EC22B008PB146652 dated 29.07.2022 in which 03 Induction Furnaces of capacities 15TPH each, 01 Laddle Refining Furnace and 01 Concast were permitted.

Now, the industry has proposed to install only 02 no. Induction Furnaces each of 22.5 TPH capacity in place of 3 induction furnaces (each of 22.5TPH capacity). With the installation of 02 no. energy efficient furnaces instead of 03 no. furnaces, there will be substantial decrease in energy consumption, manpower and space requirements. Thus, there will be net savings in terms of recurring cost of operation, manpower and other resources. There will not be any change either in the production capacity and or quantities of raw material on account of the requested amendment. SEIAA observed that the industry is only changing the configuration of the furnaces by proposing two furnaces of 22.5 TPH capacity instead of the earlier 3 furnaces (each of 15 TPH capacity). As such, there will be no increase in the pollution load of the project on account of the proposed amendment.

After detailed deliberation, SEIAA decided to accept the recommendations of SEAC and grant amendment in Environmental Clearance to the Project under EIA notification dated 14.09.2006 as per following details:

Sr. No.	Plant/ Equipment/ Facility	As per existing EC	Proposed Amendment	After amendment
1.	Induction Furnace	3X15TPH	2X22.5TPH	2X22.5TPH
2.	Laddle Refining Furnace	01 No.	No change	01 No.
3.	Concast	01 No.	No change	01 No.
4.	**Products: -** Steel Ingots/Billets	1,94,400TPA	No change	1,94,400TPA

5.	**Raw material: -** i) MS Scrap ii) Ferro Alloys	2,11,033TPA 4,307TPA	No change No change	2,11,033TPA 4,307TPA
6.	Project Cost	Rs. 28 Cr.	No change	Rs. 28 Cr.
7.	Plot area	37927.58sqm	No change	37927.58sqm

Item No. 239.07: Application for obtaining Environmental Clearance of Group Housing project namely "River Heights" located at Village Bhirmi (Hadbast No. 146), Tehsil Mullanpur-Dakha, District Ludhiana by M/s Gulab Valley Housing Private Limited. (SIA/PB/INFRA2/410359/2022)

The project proponent has submitted application for obtaining Environmental Clearance for the establishment of Group Housing project namely "River Heights" located at Village Bhirmi (Hadbast No. 146), Tehsil Mullanpur-Dakha, District Ludhiana, Punjab. The total land area of the project is 3.429 acres having Built-up area of 58,954.35 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is Rs. 102.43 Crore.

The project proponent has submitted the Checklist of the documents, Conceptual Plan, and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 1,17,910/- vide transaction No. 000000000176 dated 05.12.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 20.01.2023 sent the latest status of the construction with details as under:

"The site of the proposed residential colony was visited by AEE of this office on 20.01.2023 and it was observed as under:

i) The project proponent has not started any construction at site. Only demarcation of the site has been done with flags.

ii) The proposed site is located along Sidhwan Canal, opposite to M/s Atam Vallabh Janpath (Residential Colony). The site is located in the Revenue Estate of Village Birmi and is connected through link road connecting village Birmi with Canal Road. The area is mainly residential and major residential colonies like Atam Vallabh Janpath, Janpath Estates, J.P. Farms, Hero Homes and Ananta Estate are located near to the proposed site. The Sidhwan Canal is located South to proposed site, Birmi Link Road on west side, Private Agricultural land on North Side and Ananta Estate is located on East side of the proposed site. No drain and Eco-sensitive structure are located within 500 meters radius of the proposed site. No industry is located within 500 meters radius of the proposed site.

iii) There is no MAH industry within a radius of 250 meter from the proposed site of colony. Also, there is no air polluting industry within a radius of 100 meter from the proposed site of colony. There is no industry such as rice sheller/ saila plant / brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement plant etc within a radius of 500 meter."

Deliberations during 238th meeting of SEAC held on 06.02.2023.

The meeting was attended by the following:

(i) Mr. Abhishek Anand Director M/s Gulab Valley Housing Pvt Ltd.

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

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Group Housing project namely "River Heights" located at Village Bhirmi (Hadbast No. 146), Tehsil Mullanpur-Dakha, District Ludhiana by M/s Gulab Valley Housing Private Limited.
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project falls in the residential zone (Low Density) including Village Abadies as per Master Plan of Ludhiana.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for Change of Land use for total land area measuring 3.429 acres issued by GLADA vide Memo No. 1320 dated 22.12.2021 for residential purpose submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	A copy of the letter issued by Department of Forest & Wildlife vide no. FCA/1980: -6009 dated 03.10.2022 submitted, wherein it has been mentioned that the no area of the project falls in the forest land.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A copy of the letter issued by Department of Forest & Wildlife vide no. FCA/1980: -6009 dated 03.10.2022 submitted, wherein it has been mentioned that the no area of the project falls in the forest land. Further, permission for change of land use for the land area measuring 3.429 acres already submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	There is no wildlife or bird sanctuary within 10Km of the project location.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	There is no eco-sensitive area within the 10 Km radius of the project.
3.6	Green area requirement and proposed No. of trees:	Total green area: 3,470.65 sq.m. Proposed trees to be planted: 264 trees

4. Configuration & Population

4.1 Proposal & Configuration

Description	No. of Floors	No. of Dwelling Units	Pent House	FAR (in sq.m.)	Built-up Area (in sq.m.)
Residential					
• Tower 1	S+28	50	2	15,048.60	19,266.01
• Tower 2	S+28	50	2	11,768.94	15,311.91
• Tower 3	S+28	49	2	11,565.12	14,993.01
Commercial	G	-	-	322.39	322.39
Recreational/club	S+1	-	-	595.96	595.96
Basement	B	-	-	-	8465.05
Total		**155**		**39,301.02**	**58,954.35**

4.2 Population details

Sl. No.	Area Type	No. of Flats/ area (in sq.m.)	Criteria	Population
1.	**Residential** • 3 BHK • 4 BHK • Pent House	**155 units** 99 units 50 units 6 units	 6 persons/ unit 7 persons/ unit 7 persons/ unit	**986** 594 350 42
2.	School	0.200 acre	100 persons/ acre	20
3.	Commercial	322.39 sq.m.	3 sq.m./person	107
4.	Visitors	-	10% of residential population	99
	Total Estimated Population = 1,212 Persons			

5 Water

5.1 Water demand & wastewater generation calculations

Sl. No.	Details	Population	Criteria	Water Demand (KLD)
1.	Residential population	986	@ 135 lpcd	133
2.	Floating population	127	@ 45 lpcd	6
3.	Visitors	99	@ 15 lpcd	2
4.	**Water Requirement**			**141 KLD**
5.	Make-up water for Swimming Pool			25 KLD
6.	**Total water requirement (4+5)**			**166 KLD**
7.	Wastewater Generation (@ 80% of water requirement)			113 KLD

	8.	Treated Sewage (@ 98%)	111 KLD
	9.	Flushing Water Requirement (@ 45 lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)	48 KLD
	10.	**Total Fresh Water Demand**	**166-48= 118 KLD**
	11.	**Green area water req. for 3,470.65 sq.m.**	
	• Summer (@ 5.5 lt./m^2/day)		19 KLD
	• Winter (@ 1.8 lt./m^2/day)		6 KLD
	• Monsoon (@ 0.5 lt./m^2/day)		2 KLD
5.2	Total fresh water requirement:	118 KLD	
5.3	Source:	Borewells	
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Application for extracting ground water from borewell has been filed to Punjab Water Regulation and Development Authority (PWRDA); copy of acknowledgement regarding the same is enclosed with application.	
5.5	Total wastewater generation:	113 KLD	
5.6	Treatment methodology: *(STP capacity, technology & components)*	113 KLD of sewage will be generated from the project which will be treated in proposed STP of 150 KLD capacity based on MBBR Technology followed by UF.	
5.7	Treated wastewater for flushing purpose:	48 KLD	
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 19 KLD Winter: 6 KLD Monsoon: 2 KLD	
5.9	Utilization/Disposal of excess treated wastewater.	A copy of the permission letter vides GLADA/LDH/2022/7438 dated 22.11.2022 issued by GLADA is as under: *"ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਤ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਅਤੇ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰ- 6225 ਮਿਤੀ 29.09.2022 ਦੀ ਲਗਾਤਾਰਤਾ ਅਤੇ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ, ਗਲਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਮਿਤੀ 18.11.2022 ਅਨੁਸਾਰ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਦਾ ਹੈ ਕਿ ਵਿਸ਼ੇ ਸਾਈਟ ਦੇ ਨੇੜੇ ਬੈਂਸ ਪਿੰਡ ਕੋਲ ਗਲਾਡਾ ਦਾ ਸੀਵਰ ਉਪਲੱਬਧ ਹੈ। ਇਸ ਲਈ ਆਪ ਨੂੰ ਲਿਖਿਆ*	

<table>
<tr><td></td><td></td><td>ਜਾਂਦਾ ਹੈ ਕਿ ਆਪ ਵੱਲੋਂ ਆਪਣੇ ਖਰਚੇ ਅਤੇ MCL/ਹੋਰ ਵਿਭਾਗਾਂ ਵੱਲੋਂ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਸੀਵਰ ਕੁਨੈਕਸ਼ਨ ਨੂੰ ਜੋੜਿਆ ਜਾ ਸਕਦਾ ਹੈ।“</td></tr>
<tr><td>5.10</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>166 KLD</td><td>113 KLD</td><td>111 KLD</td><td>48 KLD</td><td>Summer: 19 KLD
Winter: 6 KLD
Monsoon: 2 KLD</td><td>Summer: 44 KLD
Winter: 57 KLD
Monsoon: 61 KLD</td></tr>
</table></td></tr>
<tr><td>5.11</td><td>Rain water harvesting proposal:</td><td>5 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Layout showing 5 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>2 DG sets of capacity 500 KVA each.</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>440 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>Yes. Biodegradable waste will be converted into manure using 1 Composter of 200 kg. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</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 off 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>
</table>

8.1	Power Consumption:	1,200 KW
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 514.548 sq.m. which is @ 30% of roof top area which will generate 43 KW of power generation. 10.48 KW of energy will be saved by using LEDs instead of CFLs within the project.

8.3 **Details of activities under Environment Management Plan:**

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 150 KLD based on MBBR technology followed by UF)	30	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (264 nos. of trees and green area development)	4	1	3 (For 3 years)
5.	Solid Waste Management (Composter of 200 kg)	8	1.5	3
6.	Rain water Harvesting (5 pits)	8	1	1.5
7.	Energy Conservation (LED lights in common areas, 43 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	9	2	2
Total		**Rs. 96 Lakhs**	**Rs. 10.5 Lakhs**	**Rs. 17.5 Lakhs**

Total estimated cost of the project including land and construction work is Rs. 102.43 Crores. Thus, Rs. 1 Crore i.e. 1% of total project cost has been reserved under CER activities as per given below:

S. No.	Activities	Total Expenditure (in Lakhs)
1.	**Rejuvenation of village pond** Adoption of pond in Village Birmi for pond rejuvenation and maintenance	85
2.	**Energy conservation** Installation of Solar inverter in Govt. High School located in village Birmi	05
3.	**Rain water harvesting** Provision of rain water harvesting pit in Govt. High School located in village Birmi	10
Total		**Rs. 100 Lakhs**

After deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance of Group Housing project namely “River Heights” located at Village Bhirmi (Hadbast No. 146), Tehsil Mullanpur-Dakha, District Ludhiana, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant 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 water requirement for the project shall be 166 KLD, out of which 118 KLD shall be met through tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	**Total water Requirement**	**Total wastewater generated**	**Treated wastewater**	**Flushing water requirement**	**Green area requirement**	**Into sewer**
1.	166 KLD	113 KLD	111 KLD	48 KLD	Summer: 19 KLD Winter: 6 KLD Monsoon: 2 KLD	Summer: 44 KLD Winter: 57 KLD Monsoon : 61 KLD

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

c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately

designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

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

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

vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black

c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 05 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

xv) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 264 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings

of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

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

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

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

(iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

Environment Management Plan:

S. No.	Title	Construction Phase	Operation Phase

		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 150 KLD based on MBBR technology followed by UF)	30	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (264 nos. of trees and green area development)	4	1	3 (For 3 years)
5.	Solid Waste Management (Composter of 200 kg)	8	1.5	3
6.	Rain water Harvesting (5 pits)	8	1	1.5
7.	Energy Conservation (LED lights in common areas, 43 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	9	2	2
Total		**Rs. 96 Lakhs**	**Rs. 10.5 Lakhs**	**Rs. 17.5 Lakhs**

CER activities:

S. No.	Activities	Total Expenditure (in Lakhs)
1.	**Rejuvenation of village pond** Adoption of pond in Village Birmi for pond rejuvenation and maintenance	85
2.	**Energy conservation** Installation of Solar inverter in Govt. High School located in village Birmi	05
3.	**Rain water harvesting** Provision of rain water harvesting pit in Govt. High School located in village Birmi	10
Total		**Rs. 100 Lakhs**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

2.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

(i) Mr. Abhishek Anand Director M/s Gulab Valley Housing Pvt Ltd.

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

SEIAA allowed the Environmental Consultant of the project proponent to present the salient features of the project. The presentation as submitted was taken in record by the project proponent.

The project proponent further proposed to install Anti-Smog Guns and submitted the revised EMP as under:

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control including anti smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	8	1.5	0.5
2.	Water Pollution Control (STP of Capacity 150 KLD based on MBBR technology followed by UF)	30	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (264 nos. of trees and green area development)	4	1	3 (For 3 years)
5.	Solid Waste Management (Composter of 200 kg)	8	1.5	3

6.	Rain water Harvesting (5 pits)	8	1	1.5
7.	Energy Conservation (LED lights in common areas, 43 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	9	2	2
Total		**Rs. 99 Lakhs**	**Rs. 11.5 Lakhs**	**Rs. 17.5 Lakhs**

SEIAA decided to accept the above revised EMP proposal of the project proponent.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions stipulated by SEAC. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations and scrutiny of all relevant documents and the proposed EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for expansion of Group Housing project namely "River Heights" with a total land area of 3.429 acres and Built-up area of 58,954.35 sqm located at Village Bhirmi (Hadbast No. 146), Tehsil Mullanpur-Dakha, District Ludhiana by M/s Gulab Valley Housing Pvt. Ltd. as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendment/additions/deletions as under:

Amended Condition no. iii) of X. Environment Management Plan

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

Environment Management Plan:

S. No.	**Title**	**Construction Phase**		**Operation Phase**
		Capital Cost	**Recurring Cost**	**Recurring Cost**

		(in Lakhs)	(in Lakhs per Annum)	(in Lakhs per Annum)
1.	Air Pollution Control including anti-smog gun (tarpaulin sheets/ barricading, water sprinklers, etc.)	8	1.5	0.5
2.	Water Pollution Control (STP of Capacity 150 KLD based on MBBR technology followed by UF)	30	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (264 nos. of trees and green area development)	4	1	3 (For 3 years)
5.	Solid Waste Management (Composter of 200 kg)	8	1.5	3
6.	Rain water Harvesting (5 pits)	8	1	1.5
7.	Energy Conservation (LED lights in common areas, 43 KW solar panels, etc.)	30	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	9	2	2
Total		**Rs. 99 Lakhs**	**Rs. 11.5 Lakhs**	**Rs. 17.5 Lakhs**

Details of Additional Environmental Activities as proposed by SEAC:

S. No.	Activities	Total Expenditure (in Lakhs)

1.	**Rejuvenation of village pond** Adoption of pond in Village Birmi for pond rejuvenation and maintenance	85
2.	**Energy conservation** Installation of Solar inverter in Govt. High School located in village Birmi	05
3.	**Rain water harvesting** Provision of rain water harvesting pit in Govt. High School located in village Birmi	10
Total		**Rs. 100 Lakhs**

The entire cost of the environmental management plan will continue to be borne by the project proponent till the project is legally handed over to the authorised Resident Welfare Association (RWA). Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

Additional Conditions:

1. The project proponent shall not grant possession to any owner/dweller till the sewer connection is obtained from the concerned development authority.
2. The concerned development authority be asked not to issue completion certificate (including partial completion certificate) to the project till the time regular and adequate sewer connection is provided to the project proponent.

Item No. 239.09: Application for amendment in Environment Clearance for steel manufacturing unit at Village Ambey Majra, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab by M/s Bassi Alloys Pvt. Ltd. (Proposal No. SIA/PB/IND/295468/2022).

The industry was granted Environment Clearance vide SEIAA letter no. EC22B008PB189187 dated 24.02.2022 for manufacturing of 1,10,000 TPA (314 TPD) of Ingots/Billets by replacement of one Induction Furnace (IF) of capacity 7 TPH with 15 TPH, addition of one IFs of capacity 15 TPH and Reheating Furnace of capacity 120 TPH along with existing and an additional rolling mill at village Ambey Majra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The project is covered under category 'B1' of activity 3 (a); 'Metallurgical Industries (Ferrous & Non-Ferrous)' as per the Schedule appended to the EIA Notification dated 14.09.2006.

The industry has submitted form-4 along with half-yearly compliance report of the Environment Clearance conditions. The cost of the industry increased from Rs. 22.14 Crore to 25.74 Crore. The industry has deposited Rs. 36,000/- UTR No. N353222253307216 dated 19.12.2022 as checked & verified by the supporting staff of SEIAA.

The industry has submitted Land use classification letter issued by DTP Fatehgarh Sahib vide no. 74-DTP(FGS)/NG62 dated 16.01.2018, wherein, it has been mentioned that the land area of 32 Kanal (4 acre) of the existing industry falls outside the MC, Limits of Mandi Gobindgarh and falls in industrial land use zone as per the Master Plan of Mandi Gobindgarh. The industry has now proposed to increase the land area to 9.2 acres by addition of land area of 5.24 acres. An EDS pertaining to the land use classification of the land area of 5.24 acres was raised and the industry vide its reply dated 06.01.2023 submitted the land use classification of the additional land area of 5.24 acres issued by DTP vide letter no. 36DTPFGS/NG-62 dated 06.01.2023, wherein, it has been mentioned that the land area of 5.2 acres falls within the MC limits of Mandi Gobindgarh. Further, the industry falls in the industrial land use zone as per the Master Plan of Mandi Gobindgarh.

1.0 Deliberations during 237th meeting of SEAC held on 23.01.2023.

The meeting was attended by the following:

(i) Mr. Gaurav Singla, Director, M/s Bassi Alloys Pvt Ltd.

(ii) Mrs. Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt. Ltd.

(iii) Mrs. Simranjeet Kaur, EC 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 comparison as per the earlier Environmental Clearance granted and fresh proposal for amendment as under:

Sr. No.	Description	As per EC granted	Proposed	Total after Amendment
1.	**Project area**	16,059.4 sq.m (4 acres)	21,204.8 sq.m (5.24 acres)	37,264.20 sq.m (9.24 acres)
2.	**Machinery** • Induction Furnace • Rolling Mill (2 No's) • Reheating Furnace	• 2 × 15 TPH • 80 TPD & 120 TPD • 1 × 120 TPH	• Addition of prod. lines in Rolling Mill	• 2 × 15 TPH • 120 TPD (5 lines) & 300 TPD (10 lines) • 1 × 120 TPH
3.	**Production Capacity**	Billets/Ingots from 84 TPD (29,400 TPA) to 314 TPD (1,10,000 TPA) and **Heavy Rounds/Flats/ Structures from 80 TPD (28,000 TPA) to 200 TPD (70,000 TPA)** by replacement of one Induction Furnace of capacity 7 TPH with 15 TPH, addition of one IF of capacity 15 TPH and Reheating	**100 TPD (35,000 TPA) of Heavy Rounds/ Flats/ Structures through CCM followed by Rolling Mill** and existing 120 TPD* of Heavy Rounds/ Flats/ Structures through Reheating Furnace of capacity 120 TPH followed by Rolling Mill	314 TPD (1,10,000 TPA) of Billets/ Ingots and **300 TPD (1,05,000 TPA) of Heavy Rounds/ Flats/ Structures through CCM followed by Rolling Mill** and existing 120 TPD* of Heavy Rounds/ Flats/ Structures through Reheating Furnace of capacity 120 TPH followed by Rolling Mill

		Furnace of capacity 120 TPH along with existing and additional Rolling Mill		
4.	**Green area**	**6,459.57 sq.m** • 2,277.41 sq.m within project premises • 4,182.29 sq.m outside of project premises	All green area shifted within project premises @ 33 %	**12,300.21 sq.m** within project premises
5.	**Cost**	Rs. 22.14 Crores	Rs. 3.6 Crores	Rs. 25.74 Crores

During meeting, the Committee observed that the Project Proponent has proposed to increase the production capacity of heavy rounds/flats/structures from 70000 TPA to 105000 TPA by increasing the capacity of rolling mill. Therefore, the case attracts the provisions of the expansion under EIA notification dated 14.09.2006 rather than amendment. No satisfactory reply in this regard has been given by the Project Proponent.

After deliberations, the Committee decided to send back the case to SEIAA with the recommendation to reject the case of the industry with the request to submit the application for expansion under the provisions of EIA notification dated 14.09.2006.

2.0 Deliberations during 236th meeting of SEIAA held on 01.02.2023.

The case was considered by SEIAA in its 236th meeting held on 01.02.2023 which was attended by the following:

(i) Mrs. Simranjeet Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The EIA coordinator appearing on behalf of the project proponent informed that the project proponent was unable to attend the meeting due to some earlier planned engagements. SEIAA was also apprised that an email was also received from the project proponent at 11.27 am regarding the same.

In view of the above, SEIAA decided to accept the request of the project proponent and to defer the matter to the next meeting.

1.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

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

SEIAA took note of the observations of SEAC that since the project proponent proposes to increase the production capacity of heavy rounds/flats/structures from 70000 TPA to 105000 TPA by increasing the capacity of rolling mill, the case under the "Expansion" category instead of "Amendment" category under EIA notification dated 14.09.2006. As such, SEAC has forwarded the case to SEIAA with the recommendation that the same may be rejected and that the project proponent should submit application for expansion of the project under the provisions of EIA notification dated 14.09.2006.

The matter was deliberated in detail with the Environmental Consultant of the project proponent who attended the meeting. No satisfactory reply was provided by the consultant in respect of the query by SEIAA as to why the application should not be treated as an "Expansion" case instead of an "Amendment" case.

SEIAA, therefore, decided to accept the recommendations of SEAC and refuse the amendment in the EC as sought with the observation that the project proponent needs to apply for "Expansion" in the EC.

Item No. 239.10: Application for Terms of Reference under EIA notification dated 14.09.2006 for expansion of the project namely "Quark City" located at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIIIB, Mohali, Punjab by M/s Quark City India Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/408767/2022).

The Project Proponent was granted Environmental Clearance vide letter no. SEIAA/MS/2020/3435 dated 05.11.2020 for establishment of Township and Area Development project namely "Quark City" located at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIIIB, Mohali, Punjab. The total land area of the project is 207602.123 sqm (51.30 acres) and built up area is 7,47,088.902 sqm.

The Project Proponent has applied for Terms of Reference for carrying out expansion for increase in the built-up area from 7,47,088.902 sqm to 9,22,657.95 sqm. The project is covered under 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006

The Project Proponent has submitted online application form and other relevant documents through Parivesh Portal. The Project Proponent has deposited Rs. 43,893/- (25%) through UTR No. KKBK223344897393 dated 30.11.2022, as checked & verified by the supporting staff of SEIAA.

1.0 Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

(i) Mr. Rajesh Sharma, Coordinator M/s Quark City India Pvt. Ltd.

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

(iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Expansion of project namely "QuarkCity" at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIIIB, Mohali, Punjab by M/s QuarkCity India Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/408767/2022
1.3	Location of Project:	Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIIIB, Mohali, Punjab.

<table>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td colspan="2"><table>
<tr><th>Description</th><th>EC Accorded (in sq. m)</th><th>Proposed (in sq. m)</th><th>Total after EC Expansion (in sq. m)</th></tr>
<tr><td>Total site area</td><td colspan="3">2,07,602.123 sq.m. (or 51.30 acres)</td></tr>
<tr><td>Built up area</td><td>7,47,088.902 sq.m.</td><td>1,75,569.048sq.m.</td><td>9,22,657.95 sq.m.</td></tr>
<tr><td>Green area</td><td>45200</td><td>-23591</td><td>21,609</td></tr>
<tr><td></td><td colspan="3">sq.m.</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>The site has been allotted as per the Master plan of SAS Nagar for the designated use. Copy of the same showing project location is enclosed along with application.</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>The Project Proponent has already obtained Environmental Clearance for the total land area of 51.30 acres. Further, as per the proposal for expansion, there shall be no increase in the total land area of the project.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>No forest land is involved in the project. An undertaking in this regard submitted.</td></tr>
</table>

<table>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>No, Project is not covered under PLPA, 1900.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>The project does not fall in eco-sensitive zone of wildlife/bird sanctuary. Thus, NBWL 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: 21,609 sq.m.
Proposed trees to be planted: 6,342 nos.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal & Configuration</td><td>Residential, Industrial, commercial and common facilities</td></tr>
<tr><td>4.2</td><td>Population details</td><td>
<table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after EC Expansion</th></tr>
<tr><td>Population</td><td>38,852 Persons</td><td>12,018 Persons</td><td>50,870 Persons</td></tr>
</table>
</td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
</table>

<table>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td><table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after EC Expansion</th></tr>
<tr><td>Fresh Water</td><td>1785 KLD</td><td>-240 KLD</td><td>1545 KLD</td></tr>
</table></td></tr>
<tr><td>5.2</td><td>Source:</td><td>Borewells</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td><table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after EC Expansion</th></tr>
<tr><td>Wastewater generated</td><td>2170 KLD</td><td>-51KLD</td><td>2119 KLD</td></tr>
</table>
Total water requirement for atrium building is 69 KLD. The wastewater generated from Atrium building is 5 KLD which is directly being discharged to main sewer</td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>13 Rain Water Recharging pits and 4 rain water harvesting tanks have been proposed for artificial rain water recharging within the project premises. Out of which, 7 no. rain water recharging pits and 2 Rainwater recharging tanks have been constructed presently.</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><table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total after EC Expansion</th></tr>
<tr><td>DG sets</td><td>Total 3 DG sets of 1650 KVA each already provided for backup of existing buildings and 13 DG Sets of 1250 KVA each proposed.</td><td>DG set capacity has been change</td><td>Total 3 DG sets of 1650 KVA each, 10 DG sets of 1250 KVA each, 2 of 1500 KVA each & 4 DGs of 500 KVA each</td></tr>
</table></td></tr>
</table>

<table>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td colspan="5">DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>8</td><td>Power & Energy Saving</td><td colspan="5"></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Sl. No.</td><td>Description</td><td>EC Accorded</td><td>Proposed</td><td>Total after EC Expansion</td></tr>
<tr><td></td><td></td><td>1.</td><td>Power Load</td><td colspan="3">30 MW</td></tr>
<tr><td></td><td></td><td>2.</td><td>DG sets</td><td>Total 3 DG sets of 1650 KVA each already provided for backup of existing buildings and 13 DG Sets of 1250 KVA each proposed.</td><td>DG set capacity has been changed.</td><td>Total 3 DG sets of 1650 KVA each, 10 DG sets of 1250 KVA each, 2 of 1500 KVA each & 4 DGs of 500 KVA each</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td colspan="5">Detailed energy savings will be submitted along with EIA report.</td></tr>
</table>

During meeting, the Committee observed that the project proponent was to develop 45200 sqm green area as per the earlier Environmental Clearance whereas as per the expansion proposal, the green area has been reduced to 21609 sqm. The Committee asked the Project Proponent to submit the proper justification in this regard. After detailed deliberations, SEAC decided to defer the case till the reply of the below mentioned observations:

(i) The Project Proponent shall submit proper justification regarding decrease in green area from 45200 sqm to 21609 sqm.

(ii) The Project Proponent shall submit the layout plan by superimposing the green area as per earlier Environmental Clearance granted to it and as per the revised proposal.

(iii) The Project Proponent shall submit the details pertaining to number of trees proposed to be cut down, if any, in the proposed expansion.

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

The case was considered by the following:

(i) Mr. Somdhwaj, Authorized signatory M/s Quark City India Pvt. Ltd.

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

(iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	ADS Sought	Reply
1.	The Project Proponent shall submit proper justification regarding decrease in green area from 45,200 sq.m. to 21,609 sq.m.	As per earlier Environmental Clearance, green area to be developed within the project was 45,200 sq.m. Later as per revised layout plan vide no. 4942CTP(Pb)/MP-170 dated 10.11.2022, green area of 21,609 sq.m. was approved in the project. However as suggested during the meeting, green area of 45,200 sq.m. will be developed as approved in earlier Environmental Clearance. Out of this, 19,300 sq.m. of green area has already been developed in the project. Revised Landscape plan showing total green area and well as green area developed at site is submitted**.**
2.	The Project Proponent shall submit the layout plan by superimposing the green area as per earlier Environmental Clearance granted to it and as per the revised proposal.	Superimposed Layout Plan showing green area of 45,200 sq.m. as per earlier Environmental Clearance and green area proposed to be developed after expansion in the project is submitted.

3.	The Project Proponent shall submit the details pertaining to number of trees proposed to be cut down, if any, in the proposed expansion.	It is to highlight that lot of unwanted wild shrubs have grown up naturally in the vacant area where construction is proposed. Apart from this, 8 Safeda trees exists at site which will be retained.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with recommendation grant of Terms of Reference for expansion of the project namely "Quark City" located at Plot Nos. A-40A & A-45, Focal Point Industrial Area, Phase VIIIB, Mohali, Punjab subject to the following standard Terms of Reference:

I. Project Details

i. Need and benefits of the project.

ii. Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].

iii. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

II. Land Environment

i. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

III. Land acquisition and R&R

i. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

IV. Environmental Monitoring and Management

i. Examine baseline environmental quality along with projected incremental load due to the project.

ii. Environmental data to be considered in relation to the project development would be

a.land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

iii. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

iv. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost

and parameters.

v. Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

V. Drainage

i. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

VI. Forest

i. Submit the details of the trees to be felled for the project, if any .

ii. Submit the present land use and permission required for any conversion such as forest, agriculture etc.

VII. Water Environment

i. Ground water classification as per the Central Ground Water Authority.

VIII. Water Management

i. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

ii. Rain water harvesting proposals should be made with due safeguards for ground water quality.

iii. Maximize recycling of water and utilization of rain water. Examine details.

iv. Examine soil characteristics and depth of ground water table for rainwater harvesting.

v. Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

IX. Waste Management

i. Examine details of solid waste generation treatment and its disposal.

ii. Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

X. Energy Requirements

i. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.

ii. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

iii. DG sets are likely to be used during construction and operational phase of the

project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

XI. Road and Traffic

i. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.

ii. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

iii. Examine the details of transport of materials for construction which should include source and availability.

XII. Disaster Management Plan

i. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

XIII. Court Cases

i. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

XIV. Miscellaneous

i. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".

3.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

(i) Mr. Somdhwaj Bansal, Authorised signatory from M/s Quark City India Pvt. Ltd.
(ii) Dr. Sandeep Garg and Ms. Simranjit Kaur, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.

SEIAA allowed the Environmental Consultant of the project proponent to submit salient features of the project. The presentation as submitted by the project proponent was taken on record.

SEIAA further observed that earlier the project proponent was granted EC with green area of 45,200 sqm. However, now the project proponent has applied for obtaining ToR for expansion of the project but as per the said application, the project proponent has reduced the green area to 21,609 sqm. The matter was also appraised by SEAC in its 238th meeting held on 06.02.2023 in which the project proponent had committed to develop green area of 45,200 sqm as per earlier EC.

SEIAA observed that initially the project proponent was granted EC vide letter no. SEIAA/MS/2020/3435 dated 05.11.2020 for the project namely "Quark City" with plot area of 20,7602.123 sqm (51.20 acres), built up area of 74,7088.902 sqm and green area of 45,200 sqm. As per the reply to the ADS raised by SEAC, the project proponent has informed that they will not reduce the green area and will develop the same in 45,200 sqm as per the earlier EC.

SEIAA observed that since there is a change in green area, the calculations w.r.t disposal of the treated wastewater will also change. Chief Town Planner had also erred in reducing the green area from 45,200 sqm to 21,609 sqm when the existing EC mandated that 45,200 sqm was required to be developed and maintained as green area.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and issue the standard and specific TORs as proposed by SEAC and additional TORs as under:

Additional TORs:

(i) The project proponent shall submit revised water calculations w.r.t the green area of 45,200 sqm while submitting the additional ToRs.

(ii) The project proponent shall submit four copies of draft EIA report (2 each for SEIAA and SEAC) before public hearing so that the said EIA reports can be studied thoroughly by SEIAA / SEAC. This will facilitate incorporation of the suggestions / inputs of SEIAA / SEAC as also timely addressal of their concerns in the final EIA report.

(iii) The project proponent shall consider undertaking additional activities for the amelioration of the environment in the vicinity of the project from amongst the following:

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

b. Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (https://ppcb.punjab.gov.in /sites/default/files/documents/Action-Plan-

forRejuvenation-of-Ponds-31.03.20.pdf) (ii) Guidelines for restoration of Water Bodies (https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20 Water%20Bodies%20by%20CPCB.pdf),and (iii)Technical Committee Report on wastewater treatment (https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20Wastewater %20of%20Village% 20Pond.pdf)

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

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

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

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

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

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

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

j. Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of

pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.

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

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

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

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

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

In addition to the above, other activities as proposed by the Project Proponent / their accredited consultants for amelioration of Air, Water and Soil pollution on the basis of local requirements and field surveys can also be considered for approval.

It was also decided that the Chief Town Planner, Punjab be asked to submit comments as to why a revised layout plan for green area of 21,609 sqm was approved when there was an existing EC mandating a minimum green area of 45,200 sqm. A copy of the same be forwarded to the Administrative Secretary, Town and Country Planning for information.

Item No. 239.11: Application for Environment Clearance under EIA notification dated 14.09.2006 for construction of multistoried office building for Punjab State office, senior management centre/ transit camp building by M/s Indian Oil Corporation Limited at Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar, Punjab (Proposal No. SIA/PB/INFRA2/409101/2022).

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

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

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

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

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

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

The meeting was attended by the following:

(i) Sh. Anil Kumar, General Manager M/s Indian Oil Corporation Limited

(ii) Sh. Ashish Tripathi, Consultant M/s Parivesh Environment Services Pvt Ltd.

(iii) Sh. Vidas Tripathi, Consultant M/s Parivesh Environment Services Pvt. Ltd.

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

S.No.	**Description**	**Details**
1.	Name of Project & Project Proponent:	Proposed Construction of Multistoried Office Building for Punjab State Office, Senior Management Centre/ Transit Camp Building by M/s Indian Oil Corporation Limited
2.	Proposal No.	**SIA/PB/INFRA2/409101/2022**
3.	Location of Project:	Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar, Punjab
4.	Details of Land area & Built up area:	Plot area-9,024.490 m² (2.23 Acres) Built up area - 25,457.093m²
5.	Category under EIA notification dated 14.09.2006	8 (a)
6.	Cost of the project	187.49Cr.
7.	**Site Suitability Characteristics**	
A.	Whether project is suitable as per the provisions of Master Plan:	The site of the project falls in public building zone as per the Master Plan of SAS Nagar.
B.	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The GMADA has allotted 2.23 Acres of land in IT City, SAS Nagar for the development of the office building complex vide memo no. GMADA-E.O./2019/7257 dated 01.02.2019.

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>8.</td><td>Forest, Wildlife and Green Area</td><td></td></tr>
<tr><td>C.</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>No. There is no land area of the site comes under the provision of Forest Conservation Act 1980,</td></tr>
<tr><td>D.</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900</td><td>No, a self-declaration in this regard submitted.</td></tr>
<tr><td>E.</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No. the proposed site area does not come under the provision of wildlife protection act.
City bird sanctuary is at the distance of 11 km in NNE and Sukhna wildlife sanctuary is at the distance of 16 km in NE direction from the site area.
The PP has also submitted an undertaking in this regard.</td></tr>
<tr><td>F.</td><td>Whether the project falls within the influence of Eco Sensitive Zone or not</td><td>No Project site does not fall within the Eco sensitive zone of City bird sanctuary and sukhna wild life sanctuary.</td></tr>
<tr><td>G.</td><td>Green area requirement and proposed No. of trees:</td><td>26.55% of PA i.e. 2,392.98 m^2 is proposed as green area.
Total trees proposed at the site are 113.</td></tr>
<tr><td>9.</td><td>Configuration & Population</td><td></td></tr>
<tr><td>A</td><td>Proposal & Configuration</td><td>
<table>
<tr><td>S.No.</td><td>Description</td><td>Aera In sqm</td></tr>
<tr><td>1.</td><td>Plot area</td><td>9,024.490</td></tr>
<tr><td>2.</td><td>Built up area (FAR+Non FAR)</td><td>25,457.093</td></tr>
</table>
</td></tr>
<tr><td>B</td><td colspan="2">Bifurcation of the Built-up area:</td></tr>
</table>

S.no.	No. of Floors	FAR Area (m^2)		Non - FAR Area (m^2)		Built Up Area (m^2)
		PSO Block	SMC Block	PSO Block	SMC Block	
1)	Basement			7,330.135		7,330.135
2)	Ground Floor	1945.533	600.994	157.773	78.870	2,783.17
3)	1 floor	1048.442	439.225	175.373	78.870	1,741.91
4)	2 floor	1385.999	522.645	161.233	78.870	2,148.747
5)	3 floor	1384.710	522.645	161.233	171.158	2,239.746
6)	4 floor	1452.068	521.745	305.840	171.158	2,450.811
7)	5 floor	1376.956	558.541	258.765	147.478	2,341.74
8)	6 floor	1377.629	564.737	161.233	146.399	2,249.998
9)	7 floor	-	558.540	-	147.478	706.018
10	8 floor	-	449.267	-	186.318	635.585
11	Terrace Floor	-	42.761	437.466	307.006	787.233
12	**Total Area of PSO & SMC Blocks**	**9,971.337**	**4,781.1**	**1,818.916**	**1,513.605**	**25,415.093**
13	Check Post -1	9.24		-		9.24
14	Check Post -2	-		9.00		9.00
15	Meter Room	-		23.760		23.76

	16	**Total Area**	**14,761.677**	**10,695.416**	**25,457.093**

C **Population Details**

S. No.	Unit Name	Type of Occupancy	Area (m^2)/DU	Occupant Load/ m^2/Person	Total Population
	Office Block				
1.	PSO & SMC Block	Office Space	12,852.401	10 m^2/Person (As per table-3 of NBC 2016)	1,285
2.	SMC Block	Residential	1900.036	12.50m^2/Person (As per table-3 of NBC 2016)	152
3.	Staff	@10% of total population			144
4.	Visitors	@10% of total population			144
5.	**Total Population**				**1,725**

10. **Details of Water requirement**

Sr. No.	Description	Total Population/area in Sqm	Unit water consumption (LPCD)	Total Water Requirement (KLD)
A.	**Main Uses**			
	Offices Space/Office	1285	45	57.825
	Residential	152	86	13.072
	Staff	144	45	6.48
	Visitors	144	15	2.16

		Domestic Water Demand			80 KLD
	B.	**Other Uses**			
		Landscape Area	2392.98	5.5l/sqm/day	13
		DG Cooling	2x1010 KVA+1x180 KVA	0.9l/KVA/Hr	12
		HVAC Cooling	700 TR	10 Lt/TR/Hr	70
		Filter backwash			15
		Kitchen, Café & Dining			10
		Total Water Requirement			**190 KLD**

A.	Total fresh water requirement:	103 KLD
B.	Source:	Request letter for obtaining permission for supply of fresh water submitted to GMADA.
C.	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	**Not submitted**
D.	Total wastewater generation:	79 KLD
E.	Treatment methodology: (STP capacity, technology)	STP capacity: 95 KLD Technology Proposed- MBR
F.	Treated wastewater for green area in summer, winter and rainy season:	Treated wastewater to be utilized for landscape during summer- 13KLD, Winter- 4KLD and in monsoon-1 KLD.

<table>
<tr><td>G.</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Except green area, treated wastewater @ 2 KLD shall be utilized for HVAC cooling during summer season, 11 KLD during winter season and 14 KLD during rainy season & 56 KLD shall be utilized for flushing purpose for all three seasons.</td></tr>
<tr><td>H.</td><td>Cumulative details</td><td></td></tr>
<tr><td></td><td colspan="2">
<table>
<tr><th>Seasons</th><th>Total Water Demand</th><th>Total Fresh water Demand</th><th>Wastewater generation</th><th>Flushing Water Demand</th><th>Landscape Water</th><th>HVAC water</th><th>Filter back wash + Kitchen</th></tr>
<tr><td>Summer</td><td>190 KLD</td><td>119 KLD</td><td>79 KLD</td><td>56 KLD</td><td>13 KLD</td><td>2 KLD</td><td>15 KLD</td></tr>
<tr><td>Winter</td><td>181 KLD</td><td>110 KLD</td><td>79 KLD</td><td>56 KLD</td><td>04 KLD</td><td>11 KLD</td><td>15 KLD</td></tr>
<tr><td>Rainy</td><td>178 KLD</td><td>107 KLD</td><td>79 KLD</td><td>56 KLD</td><td>01 KLD</td><td>14 KLD</td><td>15 KLD</td></tr>
</table>
</td></tr>
<tr><td>I.</td><td>Rain water harvesting proposal:</td><td>Total 6 Rain Water Harvesting pits being proposed for artificial rain water recharge within the project premises</td></tr>
<tr><td>11</td><td>Air</td><td></td></tr>
<tr><td>A.</td><td>Details of Air Polluting machinery:</td><td>3 No. of DG Sets of capacity 2200 KVA (2 x 1010kVA+ 1x180kVA) shall be installed for power backup. The said DG sets shall be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion</td></tr>
<tr><td>B.</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>
<table>
<tr><th>Anticipated Impact</th><th>Mitigation Measures</th></tr>
<tr><td>Construction Phase:</td><td>1. Site will be enclosed with 10 m high</td></tr>
</table>
</td></tr>
</table>

		1. Dust emission from transportation of construction material. 2. Gaseous emissions from construction machinery. 3. Dust from construction activities. 4. Emission from DG sets.	barricade around the project boundary which will act as a wind breaker. 2. Water sprinkling will be carried out for dust suppression. 3. All the machinery deployed at site are of highest standard and of reputed make and comply with the emission standards 4. Low sulphur diesel will be used for DG sets, vehicles and construction machinery. 5. Vehicles having valid pollution under control (PUC) certificate will be allowed to enter the project site. 6. The trucks carrying construction materials and debris will be suitably covered by tarpaulin/plastic sheets	
C.		**Anticipated Impact**	**Mitigation Measures**	
		Operation Phase: 1. Vehicular movement 2. DG sets operation	1. Tree plantation to attenuate particulate matter.	

			2.Ultra Low sulphur diesel (ULSD) will be used for DG sets. 3. Stack height will be provided as per CPCB norms. 4. Ensure smooth traffic circulation and restriction on vehicular speed within the premises.
12	**Waste Management**		
A.	Total quantity of solid waste generation	220 kg/day	
B.	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid wastes will be appropriately segregated at source. by providing bins into recyclable, Bio-degradable Components, and non- biodegradable. **Bio-Degradable waste** 1. Bio-degradable waste will be subjected to composting through Organic Waste Converter and the compost will be used as manure. 2. STP sludge is proposed to be used in horticulture. 3. Horticultural Waste is proposed to be composted and used for gardening. **Recyclable waste** Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition. ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers. Disposal Recyclable & non-recyclable waste will be disposed through an authorized service provider/vendor.	

<table>
<tr><td>13</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>A.</td><td>Power Consumption:</td><td>1,441 kW</td></tr>
<tr><td></td><td></td><td>Energy saving measures 3 no. of DG sets of total capacity 2,200 kVA (2x1010 + 1x180)
<table>
<tr><th>S.No.</th><th>Description</th><th>Savings (kW)</th></tr>
<tr><td>A.</td><td>Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.</td><td>65.35</td></tr>
<tr><td>B.</td><td>LEDs for internal lighting</td><td>146.65</td></tr>
<tr><td></td><td>Total Energy Saved</td><td>212</td></tr>
<tr><td colspan="3">Total energy consumption = 1414 KW
Energy saved through various provisions = 212 KW TOTAL ENERGY SAVING = 15 %</td></tr>
</table></td></tr>
<tr><td></td><td>Details of activities under Environment Management Plan:</td><td>During construction phase Project Manager will be responsible and during operation phase, Project Manager will be responsible for implementation of the EMP
CONSTRUCTION PHASE:
<table>
<tr><th>COMPONENT</th><th>CAPITAL COST (INR LAKH)</th><th>RECURRING COST (INR LAKH)</th><th>ITEMS COVERED</th></tr>
<tr><td>Medical Cum First Aid</td><td>1</td><td>0.5</td><td>First aid medical facility with first aid kit</td></tr>
</table></td></tr>
</table>

Toilets for sanitation system	1	0.5	Toilets with septic tank
Wind breaking curtains	3	0.5	Wind breaking walls at vulnerable areas
Sprinklers for suppression of dust	2	0.5	Sprinklers, Pipeline
TOTAL	**7.0**	**2.0**	

Operational Phase

COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH)**	**ITEMS COVERED**
Sewage Treatment Plant	40	10	STP
Solid Waste segregation & disposal	10	2.5	Colored Bins at appropriate Locations
Green Belt including Lawns coverage	22	19.86 (For 3 year)	Plantation and landscaping

		RWHP	9	6	Rainwater Harvesting Pits
		TOTAL	**81**	**38.36**	

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

1. The Project Proponent shall submit self-declaration regarding non-involvement of land area of the project under the forest/PLPA land area, Wildlife Sanctuary and Eco-sensitive zone.
2. The project proponent shall submit the legible & approved layout plan.
3. The Project Proponent shall submit latest analysis report of ground water, ambient air & noise.
4. The Project Proponent shall provide the details of area considered for office and residential spaces under PSO & SMC block for population estimation.
5. The Project Proponent shall submit the revised water balance for all the 3 seasons by revising water consumption from 86 lpcd to 135 lpcd for residential component along with proposal for utilization/disposal of treated wastewater.
6. The Project Proponent shall submit the permission for supply of fresh water from competent authority.
7. The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:
    a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
    b) Rejuvenation of Village Ponds.
    c) Development of Infrastructure for utilization of treated effluent of STPs.
    d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
    e) Rainwater harvesting in Public Buildings.
    f) Alternatives to Single Use Plastic.
    g) Solid waste Management
    h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).

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

8. The Project Proponent shall earmark dedicated location at the layout plan for carrying out solid waste management.
9. The Project Proponent shall submit revised EMP by revising the cost of STP based on MBR technology.

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

The meeting was attended by the following:

(i) Sh. Anil Kumar, General Manager M/s Indian Oil Corporation Limited

(ii) Sh. Ashish Tripathi, Consultant M/s Parivesh Environment Services Pvt Ltd.

(iii) Sh. Vidas Tripathi, Consultant M/s Parivesh Environment Services Pvt. Ltd. .

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

Sr. No.	Observation	Reply
1.	The Project Proponent shall submit self-declaration regarding non-involvement of land area of the project under the forest/PLPA land area, Wildlife Sanctuary and Eco-sensitive zone.	Self-declaration regarding non-involvement of land area of the project under the forest/PLPA land area, wild life sanctuary and Eco-Sensitive zone is submitted.
2.	The project proponent shall submit the legible & approved layout plan.	Approved site/master plan with more clarity in reading is submitted
3.	The Project Proponent shall submit latest analysis report of ground water, ambient air & noise.	Latest analysis report of ground water, ambient air & noise level at the site submitted
4.	The Project Proponent shall provide the details of area considered for office and residential spaces under PSO & SMC block for population estimation.	Total FAR area of the site is 14,761.677 sq. mtrs whereas the area considered for the population estimation for the office and residential area of

		PSO and SMC/ Transit Block is 14,752.437 sq. mtrs. The difference between both the areas is of 9.24 sq. mtrs, which is the area of check post-1, whose population has already been computed under the maintenance staff. **Area details along with population chart is given below.**

Area Details

Table 1- FAR, Non-FAR and Built up area details

S.no.	No. of Floors	FAR Area (m^2)		Non - FAR Area (m^2)		Built Up Area (m^2)
		PSO Block	SMC Block	PSO Block	SMC Block	
1)	Basement			7,330.135		7,330.135
2)	Ground Floor	1945.533	600.994	157.773	78.870	2,783.17
3)	1 floor	1048.442	439.225	175.373	78.870	1,741.91
4)	2 floor	1385.999	522.645	161.233	78.870	2,148.747
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7)	5 floor	1376.956	558.541	258.765	147.478	2,341.74
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11)	Terrace Floor	-	42.761	437.466	307.006	787.233
12)	**Total Area of PSO & SMC Blocks**	**9,971.337**	**4,781.1**	**1,818.916**	**1,513.605**	**25,415.093**
13)	Check Post -1	9.24		-		9.24
14)	Check Post -2	-		9.00		9.00

15)	Meter Room	-	23.760	23.76
16)	**Total Area**	**14,761.677**	**10,695.416**	**25,457.093**

Population Details:

The total population of the project will be **1,635 persons** that include staff as well as visitor population. The detailed population breakup including all the components is given in table below.

Table 2 Population break up

Sr. No.	Unit Name	Type of Occupancy	Area (m^2)/DU	Occupant Load/Per m^2/Person	Total Population
	Office Block				
1.	PSO & SMC Block	Office space/office	12,852.401	10 m^2/Person	1,285
2.	SMC Block	Residential Area	1900.036 (31 D.U.)	2 person/DU	62
3.	Maintenance Staff	@10% of total population			144
4.	Visitors	@10% of total population			144
5.	**Total Population**				**1,635**

(Source: - NBC 2016, PART-4: Fire and Life Safety, Table 20, Occupant load, Clause 4.3)

5.	The Project Proponent shall submit the revised water balance for all the 3 seasons by revising water consumption from 86 lpcd to 135 lpcd for residential component along with proposal for utilization/disposal of treated wastewater	Revise water balance charts for all the 3 seasons submitted.
6.	The Project Proponent shall submit the permission for supply of fresh water from competent authority	Permission regarding Fresh water supply and sewer connection from GMADA under Memo no. GMADA-DE-(PH-1)/2022/4276 dated 21.12.2022 submitted.
7.	The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:	Project Proponent has allocated Rs.187.70 Lakhs (1% of Project Cost i.e. 187.489 Cr.)

	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.	under the following CER activities.

Sr. No.	**CER Activity**	**Proposed Expenditure (in Lakhs)**
1	**Rejuvenation of village ponds**	
a	Rejuvenation of village ponds (approx. 1 acres) in village Patton, Distt. SAS Nagar, Punjab	45.00
b	Rejuvenation of village ponds (approx. 1 acres) in village Gobindgarh, Distt. SAS Nagar, Punjab	45.00
2	**Energy conservation in in village Patton, Distt. SAS Nagar, Punjab:**	
a	Installation of 90 Nos solar Lights	28.80
3	**Energy conservation in village Gobindgarh, Distt. SAS Nagar, Punjab:**	
a	Installation of 95 Nos solar Lights	30.40

b	Installation of 60 KW solar panels on the roof top of School building constructed by Gram Panchayat Gobindgarh, Dist SAS Nagar	38.50
	Total	**187.70**

IOCL has also obtained the NoC from the village panchayat for carrying out above said CER activities

8.	The Project Proponent shall earmark dedicated location at the layout plan for carrying out solid waste management.	To manage the solid waste generated at site, dedicated location is earmarked in Basement plan.
9.	The Project Proponent shall submit revised EMP by revising the cost of STP based on MBR technology.	EMP has been updated as per the revision in STP cost and is as follow.

EMP Cost- Operational stage

Sr. No.	**Details**	**Capital Cost (in INR)**	**Recurring Cost /Annum (in INR)**
1.	Sewage Treatment Plant	1,00,00,000	7,00,000
2.	Solid Waste segregation & disposal	10,00,000	2,50,000
3.	Green Belt including grass coverage	22,00,000	19,86,000 (For 3 year)
4.	Rainwater Harvesting Pits	9,00,000	2,25,000
5.	**Total**	**1,41,00,000**	**31,61,000**

After deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for construction of multistoried office building for Punjab State office, senior management centre/ transit camp building by M/s Indian Oil Corporation Limited at Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar, Punjab, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant 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 water requirement for the project shall be 190 KLD, out of which 119 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Seasons	Total Water Demand	Total Fresh water Demand	Wastewater generation	Flushing Water Demand	Landscape Water	HVAC water	Filter back wash + Kitchen
Summer	190 KLD	119 KLD	79 KLD	56 KLD	13 KLD	2 KLD	15 KLD
Winter	181 KLD	110 KLD	79 KLD	56 KLD	04 KLD	11 KLD	15 KLD
Rainy	178 KLD	107 KLD	79 KLD	56 KLD	01 KLD	14 KLD	15 KLD

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

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

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

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

vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

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

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

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

xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 06 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

xv) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the

concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 113 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

(iv) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

CONSTRUCTION PHASE:

COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH)**	**ITEMS COVERED**
Medical Cum First Aid	1	0.5	First aid medical facility with first aid kit
Toilets for sanitation system	1	0.5	Toilets with septic tank
Wind breaking curtains	3	0.5	Wind breaking walls at vulnerable areas
Sprinklers for suppression of dust	2	0.5	Sprinklers, Pipeline
TOTAL	**7.0**	**2.0**	

Operational Stage

S. No.	**Details**	**Capital Cost (in INR)**	**Recurring Cost /Annum (in INR)**

1.	Sewage Treatment Plant	1,00,00,000	7,00,000
2.	Solid Waste segregation & disposal	10,00,000	2,50,000
3.	Green Belt including grass coverage	22,00,000	19,86,000 (For 3 year)
4.	Rainwater Harvesting Pits	9,00,000	2,25,000
5.	**Total**	**1,41,00,000**	**31,61,000**

CER activities:

Sr. No.	**CER Activity**	**Proposed Expenditure (in Lakhs)**
1	**Rejuvenation of village ponds**	
a	Rejuvenation of village ponds (approx. 1 acres) in village Patton, Distt. SAS Nagar, Punjab	45.00
b	Rejuvenation of village ponds (approx. 1 acres) in village Gobindgarh, Distt. SAS Nagar, Punjab	45.00
2	**Energy conservation in in village Patton, Distt. SAS Nagar, Punjab:**	
a	Installation of 90 Nos solar Lights	28.80
3	**Energy conservation in village Gobindgarh, Distt. SAS Nagar, Punjab:**	
a	Installation of 95 Nos solar Lights	30.40
b	Installation of 60 KW solar panels on the roof top of School building constructed by Gram Panchayat Gobindgarh, Dist SAS Nagar	38.50
	Total	**187.70**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

3.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

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

SEIAA allowed the project proponent to present the case. Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

SEIAA observed that as per the presentation submitted by the project proponent it will generate 130 KW electricity from the proposed solar panels. However, as per the minutes received from SEAC, the project envisages generation of only 63.35 KW by using solar panels. To this the project proponent informed that there has never been any change in the proposed energy generation from the solar panels which has all along been projected as 130 KW.

To a query of SEIAA regarding submission of details of energy saving measures, the project proponent submitted that 16% energy savings of the total demand load will be achieved through solar panels which will be installed at roof top of PSO and SMC Block along with other highly efficient equipment such as Heating, Ventilation and Air Conditioning (HVAC), Brushless Direct Current ceiling fans, Energy efficient motors, lightings etc. Complete details w.r.t the same was submitted which was taken on record by SEIAA.

To another query of SEIAA w.r.t location of solid waste management area in the basement, the project proponent submitted that a mechanical ventilation system has been proposed in the basement of the project to mitigate the odour generated from the solid waste management area and the height of the ventilation duct is equal to the height of the building.

To a further query by SEIAA in respect of the proposed Rejuvenation of village ponds, the project proponent submitted that the ponds will be developed as per the appropriate technology by providing 3 chamber system as per the guidelines of PPCB.

The reply submitted by the project proponent was taken on record by SEIAA.

The project proponent also informed SEIAA that while submitting the application for obtaining EC, the project proponent had undertaken the water requirement / utilisation and balance calculations on the basis of per capita water requirement of 86 lpcd. However, the SEAC in its 236th meeting held on 09.01.2023, had asked to submit revised calculations on the basis of per capita water requirement of 135 lpcd. Accordingly, the project proponent had submitted the revised calculations but the same were not reflected in the conditions as proposed by SEAC.

SEIAA perused the request of the project proponent and checked the record and found the submission of the project proponent to be record based. Accordingly, the condition no. III(iv) proposed by SEAC is amended as under:

The total water requirement for the project shall be 168 KLD, out of which 103 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under.

Seasons	Total Water Demand	Total Fresh water Demand	Wastewater generation	Flushing Water Demand (Treated wastewater)	Landscape Water (Fresh Water)	HVAC Water (Fresh water= 39 KLD, Treated wastewater = 31 KLD)	Filter back wash + Kitchen (Fresh water)
Summer	168	104	67	33	13	70	10
Winter	159	95	67	33	04	70	10
Rainy	156	92	67	33	01	70	10

During discussions, the representative of the promoter company agreed to fully comply with all the conditions stipulated by SEAC. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. SEIAA looked into the details of the case and was satisfied with the same

After detailed deliberations and perusal of all documents including the Environmental Management Plan, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for construction of multi-storeyed office building for Punjab State office, senior management centre/ transit camp building in the total plot area of 2.23 acres(9024.490 sqm) with built up area of 25,457.093 sqm located at Plot-8029, Sector-83, Alpha, IT City, GMADA, Mohali, District –SAS Nagar by M/s Indian Oil Corporation Limited as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendments and additional special condition as under:

Amended condition no. (iv) of III. Water quality monitoring and preservation

The total water requirement for the project shall be 168 KLD, out of which 103 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under.

Seasons	**Total Water Demand**	**Total Fresh water Demand**	**Wastewater generation**	**Flushing Water Demand (Treated wastewater)**	**Landscape Water (Fresh Water)**	**HVAC Water (Fresh water= 39 KLD, Treated wastewater= 31 KLD)**	**Filter back wash + Kitchen (Fresh water)**
Summer	168	104	67	33	13	70	10
Winter	159	95	67	33	04	70	10
Rainy	156	92	67	33	01	70	10

Amended condition no. (iii) of X. of Environmental Management Plan

(i) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

Construction phase:

COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH)**	**ITEMS COVERED**
Medical Cum First Aid	1	0.5	First aid medical facility with first aid kit

Toilets for sanitation system	1	0.5	Toilets with septic tank
Wind breaking curtains	3	0.5	Wind breaking walls at vulnerable areas
Sprinklers for suppression of dust	2	0.5	Sprinklers, Pipeline
TOTAL	**7.0**	**2.0**	

Operational Stage

S. No.	**Details**	**Capital Cost (in INR)**	**Recurring Cost /Annum (in INR)**
1.	Sewage Treatment Plant	1,00,00,000	7,00,000
2.	Solid Waste segregation & disposal	10,00,000	2,50,000
3.	Green Belt including grass coverage	22,00,000	19,86,000 (For 3 year)
4.	Rainwater Harvesting Pits	9,00,000	2,25,000
5.	**Total**	**1,41,00,000**	**31,61,000**

Details of Additional Environmental Activities as proposed by SEAC:

Sr. No.	**CER Activity**	**Proposed Expenditure (in Lakhs)**
1	**Rejuvenation of village ponds**	
a	Rejuvenation of village ponds (approx. 1 acres) in village Patton, Distt. SAS Nagar, Punjab	45.00
b	Rejuvenation of village ponds (approx. 1 acres) in village Gobindgarh, Distt. SAS Nagar, Punjab	45.00
2	**Energy conservation in in village Patton, Distt. SAS Nagar, Punjab:**	
a	Installation of 90 Nos solar Lights	28.80

3	**Energy conservation in village Gobindgarh, Distt. SAS Nagar, Punjab:**	
a	Installation of 95 Nos solar Lights	30.40
b	Installation of 60 KW solar panels on the roof top of School building constructed by Gram Panchayat Gobindgarh, Dist SAS Nagar	38.50
	Total	**187.70**

The entire cost of the environmental management plan will continue to be borne by the project proponent for the entire lifetime of the project .Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of additional environmental activities all the subsequent six-monthly compliance reports till the completion of these activities.

Item no. 239.12: Application for Environmental Clearance under the EIA notification dated 14.09.2006 for construction of residential township at Sector 97, 106 & 107, SAS Nagar, Punjab by M/s Unitech Limited (Proposal No. SIA/PB/MIS/61949/2019).

The Project Proponent was granted Environmental Clearance by MoEF&CC vide letter no. 21-660/2006-IA.III dated 30.07.2007 under EIA notification dated 14.809.2006 for the development of residential colony in the plot area of 135.6 hectare (335 acres). Area under plotted development is 51.86 Ha. Area under group housing is 8.28 Ha. Area under Green belt is 9.33 Ha.

The Project Proponent was granted Terms of Reference by SEIAA Punjab vide letter no. SEIAA/2020/1986 dated 08.09.2020 for carrying out modernization in which the total plot area was decreased to 284.04 acres and built-up area was 1375958.676 sqm.

The Project Proponent has submitted the Final EIA report along with the application for consideration of the grant of Environmental Clearance for carrying out modernization. The Project Proponent has submitted Form-1, 1A along with the requisite documents as per the checklist approved by SEIAA. The Project Proponent has deposited Rs. 10,38,624 vide DD No. 150297 dated 09.03.2022 as verified by the supporting staff.

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

The Project Proponent has submitted a copy of certified compliance report issued by Regional Office of MoEF&CC vide letter no. 5-88/2007-RO(NZ)/725 dated 21.10.2020.

Punjab Pollution Control Board vide letter no. 2429 dated 20.04.2022 has sent the latest construction status report with details as under:

"The Project site was visited by the officer on 21/3/2022 and it was observed as under:

1) *No construction work has been started of the revised component.*
2) *The project proponent has provided STPs of capacity 150 KLD and 75 KLD.*
3) *The domestic waste from the residential houses is collected by a third-party vendor. However, the project proponent has not provided mechanical composter for composting of bio-degradable component.*
4) *NO MAH industry/ cement plant/ grinding unit/ rice sheller/ saila plant/ stone crunching/ screening cum washing unit / hot mic plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No Air polluting industry is located within 100 mtr of the proposed site. A marriage palace M/s Mystic Arc is located in Sector- 109, Mohali which is at a distance of around 300 mtr from sector-106. Therefore, the site of the project is conforming to the sitting guidelines laid down*

by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.

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

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

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Modernization of Residential Township located at sector- 97, 106 & 107, Mohali, Punjab by M/s Unitech Limited
1.2	Proposal No.:	SIA/PB/MIS/61949/2019
1.3	Location of Project:	Located at sector- 97, 106 & 107, Mohali, Punjab
1.4	Details of Land area & Built up area:	Total Site Area = 1149470.114 m^2 (284.04 Acres) Built-up Area = 13,75,958.676 m^2
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) - 'Township and Area Development' as the built-up area of the project is **1375958.676 m^2**
1.6	Cost of the project	Estimated cost of project will be Rs 371.33 crores (For Modernization- Rs 196.2 Crores)
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the existing site is allocated for residential use as per the Master Plan of

		SAS Nagar, 2031. the same is enclosed with the application.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for CLU of the land measuring 218 acres falling in Sector 97, 106 & 107, SAS Nagar issued by Department of Housing and Urban Development vide letter no. 490 dated 16.01.2007 for residential purpose submitted. A copy of permission for CLU of the land measuring 60.04 acres issued by Department of Town and Country Planning Punjab vide letter no. 6506 CTP (PB) SP-432R dated 06.08.2008 for residential purpose submitted. It has been mentioned in the CLU that the area of 6 acres proposed for acquisition shall be issued separately.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. A self-declaration in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under the PLPA Act, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Not applicable. Wildlife clearance is not required.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Total green area of 347855.638 m^2 (30.26 % of plot area) i.e. 73,114.620 m^2 (Mandatory green) & 274,741.018 m^2 (Other green area) will be developed after

		modernisation. The Green Area of 11.761 Acres has already been developed. » Total No. of trees required = Total plot area/80 = 11,49,470.114/80= 14368 Nos. » Total No of trees proposed = 14427 Nos. » No of trees already planted = 2627 » No of shrubs already planted = 347 » No of trees yet to be planted = 11800
4.	**Configuration & Population**	

4.1 Land Breakup for the residential components to be constructed/developed as per earlier Environmental Clearance and after modernization is as under:

Particular	**As per previous EC**		**Total after modernization**		**Impact**
	Hectare	**Acres**	**Hectare**	**Acres**	
Plots	51.86	128.09	44.23	109.3	Decrease
Group Housing	8.28	20.4516	8.43	20.823	Increase
Commercial	4.69	11.5843	2.99	7.4	Decrease
EWS	6.92	17.0924	5.52	13.65	Decrease
Institutional	10.5	25.93201	10.49	25.932	No Change
Utility	-	-	3.14	7.759	Increase
STP	--	--	0.41	1.02	Increase
Green area	9.3	22.971	34.78	85.9	Increase
Road and Open area	44.04	108.8282	32.43	80.089	Decrease

	Total	**135.6**	**335**	**114.95 (142.22)**	**284.04 (351.8)**	**Decrease**

4.2 **Built up area breakup as under:**

Particulars(m^2)	**Already constructed**	**To be Constructed**	**Total after modernization**
Area under Plot	43,653.68	822120.1	**865773.78**
Group Housing	49,993.54	234492.85	**284486.39**
Commercial	-	100647.396	**100647.396**
Institutional	-	125051.11	**125051.11**
Total	93647.22	1282311.456	**13,75,958.676**

4.3 **Population details**

The total population after modernization is estimated as 31561. The details are tabulated as under:

Population details (After Modernization)	
Description	**Population**
Group Housing Residents	5840
Plots residents	17520
Group Housing & Plots staff	350
Group Housing & Plot Visitors	2110
Commercial & Institute Staff	1024
Total	**31561**

5 **Water**

Total water requirement for the complete township

Summer

Particulars	Population		Total Water requirement in KLD			
	Total	**LPCD**	**Demand**	**Fresh**	**Flushing**	**Waste water**
Resident GH	5840	200	1168	905	263	
Staff GH	100	45	5	3	2	
Visitors GH	610	15	9	3	6	
Resident plots	17520	200	3504	3504	0	
Staff Plots	250	45	11	11	0	
Visitors Plots	1500	15	23	23	0	
Commercial and Institutional Staff	1024	45	46	26	20	
Commercial and Institutional Visitors	4717	15	71	24	47	
Sub Total	**31561**		**4837**	**4499**	**339**	
				3598	**339**	**3937**
			Summer			
Gardening	347855.638 sqm		1739			
Cooling			100			10
Misc			10			8
Total Water requirement			6686			

	Total Waste water generation			3955			3955

5.1	Total fresh water requirement:	4499 KLD
5.2	Source:	Groundwater
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Yes, acknowledgement of the application submitted to PWRDA for abstraction of 4499 KLD of ground water submitted.
5.4	Total wastewater generation:	3955 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	In-house Modular STP of combined capacity 4490 KLD (1890 KLD STP in Sector 97 & 106 & STP in Sector 107 of capacity 2600 KLD) (75 KLD & 150 KLD- Existing - SAFF Technology & 4265 KLD- Proposed- MBBR technology).
5.6	Treated wastewater for flushing purpose:	339 KLD
5.7	Utilisation/Disposal of excess treated wastewater.	Summer: 1570 KLD Winter: 2283 KLD Rainy: 2649 KLD
5.8	Cumulative Details:	

Sr. No.	**Total water Requirement**	**Total wastewater generated**	**Treated wastewater**	**Flushing water requirement**	**Green area requirement**	**Into sewer**

	1.	6686 KLD	3955 KLD	3758 KLD	339 KLD	Summer: 1739 KLD Winter: 1044 KLD Monsoon: 696 KLD	Summer: 1570 KLD Winter: 2283 KLD Monsoon: 2649 KLD

5.10	Rain water harvesting proposal:	Ground water recharging will be done by 5 total 24 Nos. of rainwater harvesting pits (Existing- 10 & Proposed- 14) to compensate the abstraction of ground water.
6	**Air**	
6.1	Details of Air Polluting machinery:	DG sets of 2x62.5 kVA (Already Existing) & 5x1010 kVA (Proposed)
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimise noise generation and stack height of 6 m for DG set of 5x1010 kVA & in-built stack for 2x62.5 kVA for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	After modernization: 11744 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be treated in 5 nos. of Organic Waste Convertor. Recyclable & Plastic waste will be given to Authorised Vendors.
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 sold to authorised vendors as per The Hazardous & Other Wastes (Management

		& Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	34000 (1000 kVA already connected) (Source: Punjab State Power Corporation Ltd.)
8.2	Energy saving measures:	● Total solar power to be installed(solar energy per tower*no. of tower) = 2.5 X 16 = 40 KW. ● LEDs have been proposed to be used instead of CFLs.
8.3	Details of activities under the Environment Management Plan.	Submitted

During meeting, the Committee noted that the Project Proponent vide letter dated 05.08.2022 informed that due to non-availability of the technical experts, it is not possible to attend the meeting of SEAC scheduled to be held on 06.08.2022 as such a request was made by him to consider the case in the next meeting.

The Committee, considered the project, in pursuance of OM issued by MoEF&CC vide no. 22-35/2020-IA.III dated 18.11.2020, wherein it has been mentioned that all projects, placed in the agenda, should be considered by the EAC notwithstanding the non-attendance of the Project Proponent or his consultant in the EAC meeting to make a presentation.

The Committee further observed that the Project Proponent has submitted the request letter for providing exemption in the funds to be allocated under CER activities due to the financial crunch being faced by the promoter company. In this regard, the Committee observed that the proposed project is very big in size with projected population as 31561 persons, total built up area as 13,75,958.676 sqm, total water demand as 4499 KLD, waste water generation as 3955 KLD & solid waste generation as 11744 kg/day and has significant impact on the environment. As such the exemption in the funds to be allocated under CER activities in Environment Management Plan (EMP) cannot be given.

Further, the Committee was apprised regarding the latest decision taken in the 14th joint meeting of SEIAA/SEAC held on 13.07.2022 that the project proponent shall allocate appropriate funds in lieu of CER activities in the EMP of the project. This expenditure would be in addition to the other statutory components of the EMP and would be incurred

proportionally to the amount spent on the construction activities inter alia on the following activities:

a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations & 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 Govt./ 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 accordingly considered the proposal of the applicant and observed that there are lot of gaps in the information submitted by the Project Proponent and made the following observations:

1. The Project Proponent shall submit clarification pertaining to decrease in the land area from 335 acres to 284.04 acres based on which the Environmental Clearance for modernization has been sought. Further, the details of 50.96 acres (335-284.04) are to be provided.
2. The Project Proponent shall submit the revised calculation pertaining to the sum of total land area mentioned in various components under the head i.e. (total after modernization).
3. The Project Proponent shall submit the details pertaining to No. of Plots, No. of Dwelling Units in Group Housing, No. of Shops/SCOs in Commercial Component of the project and Institutional Components as per the earlier Environmental Clearance granted to the Project viz-a-viz modernization proposal.
4. The Project Proponent shall submit component wise built-up area details (FAR & Non-FAR separately) proposed to be constructed as per earlier EC granted to the project viz-a-viz modernization proposal.
5. The Project Proponent shall submit revised calculation after considering the factors of 5.5, 1.8 & 0.5 ltr/sqm/day while calculating the utilization of treated wastewater for green area.

6. The Project Proponent shall submit the alternate proposal for utilization of the excess treated waste water within the project premises, till permission for disposing treated water in the sewer of GMADA is obtained.
7. The Project Proponent shall submit the basis for estimating the population for various components of the project.
8. The Project Proponent shall submit the adequate proposal for management of wet and dry component of Solid Waste and submit the solid waste management plan by earmarking the location of the dedicated area for SWM.
9. The Project Proponent shall allocate appropriate funds in lieu of Corporate Environmental Responsibility (CER) activities in the Environment Management Plan (EMP), in addition to other statuary component of the EMP, to be incurred proportionally to the amount spent on the construction activities, inter alia on the following activities:
    (i) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas
    (ii) Rejuvenation of Village Ponds
    (iii) Development of Infrastructure for utilization of treated effluent of STPs
    (iv) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
    (v) Rainwater harvesting in Public Buildings
    (vi) Alternatives to Single Use Plastic
    (vii) Solid waste Management
    (viii) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan
    (ix) 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 decided to defer the case till the receipt of reply of the above-mentioned observations made by the Committee.

1.0 Deliberations during 233rd meeting of SEAC held on 29.11.2022.

The meeting was attended by the following:

(i) Mr. Nadeem Khan, VP M/s Unitech Limited

(ii) Mrs. Akta Chugh, EIA Coordinator M/s Prefact Enviro Solutions Pvt Ltd.

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

Sr. No.	Observation	Reply
1	The Project Proponent shall submit clarification pertaining to the decrease in the land area from 335 acres to 284.04 acres based on which the Environmental Clearance for modernization has been sought. Further, the details of 50.96 acres (335-284.04) are to be provided.	The land area details along with reason for decrease in land area submitted**.** Details of 50.96 Acres submitted**.**
2	The Project Proponent shall submit the revised calculation pertaining to the sum of total land area mentioned in various components under the head i.e. (total after modernization).	The Revised breakup of total land area after modernization submitted**.**
3	The Project Proponent shall submit the details pertaining to No. of Plots, No. of Dwelling Units in Group Housing, No. of Shops/SCOs in Commercial Component of the project and Institutional Components as per the earlier Environmental Clearance granted to the Project viz-a-viz modernization proposal.	The details of No. of Plots, No. of Dwelling Units in Group Housing, No. of Shops/SCOs in Commercial Component of the project and Institutional Components as per the earlier Environmental Clearance granted to the Project viz-a-viz modernization proposal submitted**.**
4	The Project Proponent shall submit component wise built-up area details (FAR & Non-FAR separately) proposed to be constructed as per earlier EC granted to the project viz-a-viz modernization proposal.	Component wise built-up area details (FAR & Non-FAR separately) proposed to be constructed as per earlier EC granted to the project viz-a-viz modernization proposal submitted**.**
5	The Project Proponent shall submit a revised calculation after considering the factors of 5.5, 1.8 & 0.5 ltr/sqm/day while calculating the utilization of treated wastewater for green area.	The Revised calculation for utilization of treated wastewater for green area taking factors 5.5, 1.8 & 0.5 ltr/sqm/day submitted**.**

6	The Project Proponent shall submit the alternate proposal for utilization of the excess treated waste water within the project premises, till permission for disposing treated water in the sewer of GMADA is obtained.	The said project is Residential Township and it will take approximately 20 years until it is fully occupied. Therefore, the wastewater generated from the township will be completely utilized within the project for flushing, gardening and cooling purposes. In future the excess treated water, if any remaining after recycling and reusing within the project, will be sent to nearby agricultural fields till permission for disposing treated water in the sewer of GMADA is granted. The existing operational phase is operating in Zero Liquid Discharge, i.e all the treated water generated from the project is reused and recycled within the project site. Excess treated water after modernization will be used for further construction activities or will be given to nearby agricultural fields till permission for disposing treated water in the sewer of GMADA is granted.
7	The Project Proponent shall submit the basis for estimating the population for various components of the project.	The Population details and the basis for estimating the population for various components of the project submitted.
8	The Project Proponent shall submit the adequate proposal for management of wet and dry component of Solid Waste and submit the solid waste management plan by earmarking the location of the dedicated area for SWM.	The details of Solid waste Management submitted**.**
9	The Project Proponent shall allocate	The details of Corporate Environmental

	appropriate funds in lieu of Corporate Environmental Responsibility (CER) activities in the Environment Management Plan (EMP), in addition to other statuary component of the EMP, to be incurred proportionally to the amount spent on the construction activities, inter alia on the following activities: (i) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas (ii) Rejuvenation of Village Ponds (iii) Development of Infrastructure for utilization of treated effluent of STPs (iv) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc. (v) Rainwater harvesting in Public Buildings (vi) Alternatives to Single Use Plastic (vii) Solid waste Management (viii) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (ix) 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	Responsibility (CER) activities are made a part of the Environment Management Plan (EMP). The details are submitted**.**

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

(i) The Project Proponent shall submit the details of the order of Supreme Court of India vide which new Board of Management has been constituted to exercise due supervision and control of the overall assets including real estate and funds of M/s Unitech Limited.

(ii) The Project Proponent shall submit the compliance pertaining to installation of dual plumbing lines for utilization of treated effluent for flushing purposes in the Group Housing projects.

(iii) The Project Proponent shall submit the revised water balance after revising water consumption @135 LPCD for Resident Group Housing, Staff Group Housing, Resident Plots, Staff Plots etc. The Project Proponent shall also revise the water consumption for commercial & institutional buildings @ 100 Persons per acre.

(iv) The Project Proponent shall submit the permission from GMADA for disposal of excess treated wastewater being generated from the project.

(v) The Project Proponent shall submit the updated point wise reply of the non-compliance mentioned in the Certified Compliance Report issued by MoEF&CC.

(vi) The Project Proponent shall submit the details of activities proposed under CER such as development of Nanak Bagichi, setting up of STPs, provisions of Solar Panel etc and submit the NOCs from the Village Panchayat for rejuvenation of pond.

2.0 Deliberations during 235th meeting of SEAC held on 24.12.2022.

The meeting was attended by the following:

(i) Mr. Nadeem Khan, VP M/s Unitech Limited

(ii) Mrs. Akta Chugh, EIA Coordinator M/s Perfact Enviro Solutions Pvt Ltd.

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

Sr. No.	Observation	Reply
1	The Project Proponent shall submit the details of the order of Supreme Court of India vide which new Board of Management has been constituted to exercise due supervision and control of the overall assets including real estate and funds of M/s Unitech Limited.	Supreme Court of India vide order dated 20.01.2020 issued in the matter of the Civil Appeal No. 10856/2016 titled as Bhupinder Singh Vs Unitech Ltd. directed as under: (i) The existing Board of Directors of Unitech Ltd. is superseded with immediate effect in order to facilitate the taking over of Management by the new Board of Directors constituted in terms of proposal submitted by Union Govt. (ii) The Union Govt. has proposed that the Board of Directors shall consist of 7

		persons, who names have been suggested in the proposal namely: a) Sh. Yudvir Singh Malik (Retd.), IAS, Haryana Cadre (Chairman & Managing Director) b) Sh. Anoop Kumar Mittal c) Ms. Renu Sud Karnad d) Sh. Jitu Virwani e) Sh. Niranjan Hiranandani f) Dr. Girish Kumar Ahuja & Sh. g) Sh. B.Sriram We permit the Union Govt. to notify the constitution of the Board of Directors as proposed, subject to the addition of the name indicated below: (iii) In addition to the names which have been proposed by the Union Govt. for the Board of Directors, we direct the induction of Mr. Prabhakar Singh, Director General of CPWD, who is due to attain the age of superannuation at the end of January 2020, as a Member of Board of Directions with effect from 1 February 2020. (iv) The newly constituted Board of Directors would be at liberty to take a comprehensive view of all pending and other projects and to make such proposal as would appear to them to proper. (v) The proposal submitted by the Union Govt. is hence accepted.
2	The Project Proponent shall submit the compliance pertaining to installation of dual plumbing lines for utilization of treated effluent for	Photographs showing installation of dual plumbing lines for utilization of treated effluent for flushing purposes in the Group Housing projects submitted.

	flushing purposes in the Group Housing projects.	
3	The Project Proponent shall submit the revised water balance after revising water consumption @135 LPCD for Resident Group Housing, Staff Group Housing, Resident Plots, Staff Plots etc. The Project Proponent shall also revise the water consumption for commercial & institutional buildings @ 100 Persons per acre.	The total water requirement shall be 6472 KLD and total flushing water requirement shall be 322 KLD. The total wastewater generation shall be 3641 KLD which shall be treated in the modular STP of combined capacity 4.49 MLD and STPs of capacity 75 KLD & 150 KLD. The details pertaining to revised water balance for all three seasons submitted.
4	The Project Proponent shall submit the permission from GMADA for disposal of excess treated wastewater being generated from the project.	A copy of request letter dated 01.12.2022 addressed to Chief Administrator, GMADA for allowing permission for discharge of excess treated wastewater into GMADA sewer submitted.
5	The Project Proponent shall submit the updated point wise reply of the non-compliance mentioned in the Certified Compliance Report issued by MoEF&CC.	Updated point wise reply of the non-compliance mentioned in the Certified Compliance Report issued by MoEF&CC submitted.
6	The Project Proponent shall submit the details of activities proposed under CER such as development of Nanak Bagichi, setting up of STPs, provisions of Solar Panel etc and submit the NOCs from the Village Panchayat for rejuvenation of pond.	Activities proposed under CER and NOCs for the same from the Village Panchayat submitted.

During meeting, the Committee asked the Project Proponent to present the details of 347855.638 sqm (85.9 acres) proposed for Greening/Gardening. The Project Proponent apprised the Committee that the green area was inadvertently mentioned as 347855.638 sqm whereas the actual green area proposed to be developed is 1,54,434 sqm out of which 73115 sqm shall be covered under master green area and remaining 81319.1349 sqm shall be

covered under other green area. The component wise details of green area to be developed within the project are as under:

Particular	**Total after Modernization**			**Green area**	
	m^2	**Hectare**	**Acres**		
Plot Area	1,149,470	**114.95**	284.04		
Plots	442,321	44.23	109.23	44232.091	10%
Group Housing	84,268	8.43	20.823	16853.5532	20%
Commercial	29,947	2.99	7.4	4492.0146	15%
EWS	55,240	5.52	13.65		
Institutional	104,943	10.49	25.932	15741.4761	15%
Utility	31,400	3.14	7.759		
STP	4,128	0.41	1.02		
	73,115	**7.3115**	**18.07**	**73,115**	**Master Green**
Green Area	**81319.1349**	**8.1319**	**20.10**	**81319.1349**	**Other Green**
Road & Open Area including berms	324,110	32	80.089		
Total in sq.m	1,149,470	115		**154,434**	

Due to reduction in green area from 347855.638 sqm (85.9 acres) to 154,434 sqm (38.14 acres), the cost of landscaping (Capital as well as Recurring) in the Environment Management Plan (EMP) has also been reduced with details as under:

Capital Cost:

Sr. No.	Description	Already Spent	Proposed Total Cost	Total cost in (Lacs)
1.	Landscaping	60	40	100
2.	STP	92	400	492
3.	DG Stack & Acoustic Treatment	4	16	20
4.	Solid Wate management	12	80	92
5.	RWH	160	60	220
6.	Miscellaneous	19.3	77.1	96.4
	Total	**347.30**	**951.1**	**1298.4**

Recurring Cost:

Sr. No.	Description	Rs. in Lacs/year
1.	Landscaping	15
2.	Water management (STP & RWH)	25
3.	Air Management	5
4.	Environment Management	2.5
5.	Solid Wate Management	10
6.	Miscellaneous	2
	Total	**57 Lacs/year**

The Committee on perusal of the details of water demand asked the Project Proponent to revise the water consumption from @ 200 lpcd to @ 135 lpcd for estimating the water consumption for 1168 residential plots. Further, the promoter company has not considered the population, water requirement, wastewater generation for the EWS flats. Further, the Committee asked the Project Proponent to submit the component wise revised details of the land area, built up area, population, water consumption and flushing water requirement as

per the earlier Environmental Clearance granted to the promoter company and as per the Modernization proposal. In this regard, the Project Proponent submitted the details as under:

Sr. No.	Particulars	As per earlier EC		As per proposed Modernization Plan				
		Plot Area (Acres)	Built-up Area (Sqm)	Plot Area (Acres)	Built-up Area (Sqm)	Population (No. of Persons)	Water Requirement (KLD)	Flushing (KLD)
1	Total Plot Area	335.0	1,537,220.615	284.04	13,75,958.676	34308	5006	326
2	Plotted Development	128.09	1011270.0	109.23	8,65,773.78	19020	2388	0
3	Commercial area	11.5843	1,54985.28	7.4	1,00647.396	740	122	57
4	Institutional area	25.93201	1,20,684.703	25.932	1,25,051.511	2593		
5	Group Housing	20.4516	2,50,280.632	20.823	2,84,486.39	6495	800	269
6	Area under EWS	17.0924	-	13.65	-	5460	737	0
7	Utility	-	-	7.759	-	-	-	-
8	Sewage treatment Plan	-	-	1.02	-	-	-	
9	Green Area	22.971		Master green 18.0	-	-	849	-

				7 & Other Green area-20.10				
10	Road & Open Area	108.8282		80.089	-	-	-	-
11	Cooling & misc.	-	-	-	-	-	110	-
	Total	**335**	**1,537,220.615 sqm**	**284.04**	**13,75,958.676 sqm**	**34308 Persons**	**5006**	**326**

The Committee further observed that the Project Proponent has not submitted the details for carrying out solid waste management, in compliance to the Solid Waste Management Rules, 2016. The Project Proponent has proposed 100 sqm dedicated space for Solid Waste Management. Further, 5 No. Organic Waste Convertors are proposed to be provided for the management of organic waste. Non-biodegradable and recyclable waste will be given to authorized recyclers.

The Committee further observed that the promoter company has not submitted the details for carrying out CER activities. The promoter company has submitted the details as under:

Corporate Environmental Responsibility (CER) activities in the Raipur kalan village:

Sr. No.	**Details**	**Rs. (In Cr)**
1	**Rejuvenation of 2 no. of Ponds of size approx. 4000 m2 & 9333 m2**	0.60
a	*Filtration by installing primary sedimentation tank*	0.10
b	*Aeration by installing secondary sedimentation tank with clarifier*	0.30

c	*Disinfection unit*	0.20
	Following characteristics of CPCB will be met out after treatment. *BOD= 30 mg/l* *DO= >5 mg/l* *Fecal coliform (MPN/100 ml) = <1000*	
2	**Plantation in public/community area**	0.10
a	*No. of trees to be planted = 1000 no.* *Cost for per tree = Rs. 500* *Cost of 1000 trees= Rs 500 x 1000*	0.05
b	*Cost for per tree guard = Rs. 500* *Cost of 1000 tree guards= Rs 500 x 1000*	0.05
3	**Providing of solar panels in the community centre/Dispensary/ Anganwadi / schools**	0.30
a	*No. of solar panels to be installed = 60 of each 1 KW* *Total power generation = 60 KW* *Cost for per solar panel = Rs. 50,000 x 60*	0.30
Total		1.0

Corporate Environmental Responsibility (CER) activities in the Bhago Majra village

Sr. No.	**Details**	**Rs. (In Cr)**
1	**Plantation in public/community area**	0.1
a	*No. of trees to be planted = 1000 no.* *Cost for per tree = Rs. 500*	0.05

	Cost of 1000 trees= Rs 500 x 1000	
b	*Cost for per tree guard = Rs. 500* *Cost of 1000 tree guards= Rs 500 x 1000*	0.05
2	**Provision of solar panels in the community centre, Dispensary/ Anganwadi / schools and Solar street light along village periphery road**	0.60
a	*No. of solar panels to be installed = 120 of each 1 KW* *Total power generation = 120 KW* *Cost for per solar panel = Rs. 50,000 x 120*	0.60
3	**Infrastructure development for usage of treated water of STPs**	0.40
4	**Boundary wall for village dispensary (150 x 5 feet) and reflecting mirror on village road corners.**	0.68
a	*Cost for construction of boundary wall along with the cost of construction material used*	0.65
b	*Reflecting Mirror 32 Inches/80 cms Polycarbonate Traffic Mirror per head = 3000 x 10*	0.03
Total		**1.78**

The Committee was satisfied with the presentation and reply given by the Project Proponent. After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for Modernization of residential township at Sector 97, 106 & 107, SAS Nagar, Punjab, and as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions: -

Special Conditions:

(i) The Project Proponent shall plant not less than 14,500 trees in the land area of the project, for which the Environmental Clearance has been granted.

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 maximum water requirement for the project shall be 5006 KLD, out of which 3721 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Season	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
Summer	5006 KLD	3321 KLD	3255 KLD	326 KLD	849 KLD	1970 KLD
Winter	4425 KLD	3320 KLD	3254 KLD	326 KLD	278 KLD	2550 KLD
Rainy	4214 KLD	3319 KLD	3253 KLD	326 KLD	77 KLD	2760 KLD

d) 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.

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

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

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

vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

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

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

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

xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 24 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

xv) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

ii) The Project Proponent shall install 5 Organic Waste Convertors 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 14500 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

(v) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority is as under:

Capital Cost:

Sr. No.	**Description**	**Already Spent**	**Proposed Total Cost**	**Total cost in (Lacs)**
1.	Landscaping	60	40	100
2.	STP	92	400	492
3.	DG Stack & Acoustic Treatment	4	16	20
4.	Solid Wate management	12	80	92
5.	RWH	160	60	220
6.	Miscellaneous	19.3	77.1	96.4
	Total	**347.30**	**951.1**	**1298.4**

Recurring Cost:

Sr. No.	**Description**	**Rs. in Lacs/year**

1.	Landscaping	15
2.	Water management (STP & RWH)	25
3.	Air Management	5
4.	Environment Management	2.5
5.	Solid Wate Management	10
6.	Miscellaneous	2
	Total	**57 Lacs/year**

CER activities as under:

Corporate Environmental Responsibility (CER) activities in the Raipur kalan village:

Sr. No.	**Details**	**Rs. (In Cr)**
1	**Rejuvenation of 2 no. of Ponds of size approx. 4000 m2 & 9333 m2**	0.60
a	*Filtration by installing primary sedimentation tank*	0.10
b	*Aeration by installing secondary sedimentation tank with clarifier*	0.30
c	*Disinfection unit*	0.20
	Following characteristics of CPCB will be met out after treatment. *BOD= 30 mg/l* *DO= >5 mg/l* *Fecal coliform (MPN/100 ml) = <1000*	
2	**Plantation in public/community area**	0.10
a	*No. of trees to be planted = 1000 no.* *Cost for per tree = Rs. 500*	0.05

	Cost of 1000 trees= Rs 500 x 1000	
b	*Cost for per tree guard = Rs. 500* *Cost of 1000 tree guards= Rs 500 x 1000*	0.05
3	**Providing of solar panels in the community centre/Dispensary/ Anganwadi / schools**	0.30
a	*No. of solar panels to be installed = 60 of each 1 KW* *Total power generation = 60 KW* *Cost for per solar panel = Rs. 50,000 x 60*	0.30
Total		1.0

Corporate Environmental Responsibility (CER) activities in the Bhago Majra village

Sr. No.	**Details**	**Rs. (In Cr)**
1	**Plantation in public/community area**	0.1
a	*No. of trees to be planted = 1000 no.* *Cost for per tree = Rs. 500* *Cost of 1000 trees= Rs 500 x 1000*	0.05
b	*Cost for per tree guard = Rs. 500* *Cost of 1000 tree guards= Rs 500 x 1000*	0.05
2	**Provision of solar panels in the community centre, Dispensary/ Anganwadi / schools and Solar street light along village periphery road**	0.60
a	*No. of solar panels to be installed = 120 of each 1 KW* *Total power generation = 120 KW* *Cost for per solar panel = Rs. 50,000 x 120*	0.60

3	**Infrastructure development for usage of treated water of STPs**	0.40
4	**Boundary wall for village dispensary (150 x 5 feet) and reflecting mirror on village road corners.**	0.68
a	*Cost for construction of boundary wall along with the cost of construction material used*	0.65
b	*Reflecting Mirror 32 Inches/80 cms Polycarbonate Traffic Mirror per head = 3000 x 10*	0.03
Total		**1.78**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry

of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

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

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

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

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

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

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

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

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

2.0 Deliberations during 230th meeting of SEIAA held on 11.01.2023.

The case was considered by SEIAA in its 230th meeting held on 11.01.2023 which was attended by the following:

(i) Mr. Nadeem Khan, VP M/s Unitech Limited

(ii) Ms. Richa Aggarwal, Representative of the Environmental Consultant, M/s Perfact Enviro Solutions Pvt Ltd.

SEIAA observed that as per the provisions of EIA Notification, 14.09.2006, the EIA coordinator and Project consultant is required to make the presentation of the Project but the said coordinator was not present.

However, taking into consideration the fact that a senior representative of the project proponent and the staff of Environmental Consultant engaged by the project proponent were present and had come from outstation, SEIAA allowed the project proponent to present the case. Representative of EIA coordinator presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

During the course of detailed deliberations, SEIAA observed / desired as under:

1. The short term and long term plans for the disposal of treated waste water need to be provided in detail. Since this is a large project with a projected population of over 31000 inhaabitants, these plans should be realistically prepared on the basis of a proper commitment from GMADA regarding timelines for providing a sewer connection to the project.

2. The bifurcation of the green area in the categories of “Mandatory Green” and “Other Green areas” in the Project Proposal is neither well-conceived nor comprehensible. As observed in the meeting, permanent green area has to be developed in accordance with the provisions of EIA notification dated 14.09.2006. The project proponent is therefore required to submit revised proposal for plantation of indigenous tree species @ 1 tree/ 80 sqm of built-up area of project or 1 tree/ 125 sqm of the total land area (whichever is higher).

3. Project documentation. especially the Tables is confusing since different units have been used in different Tables and computations. Project documentation is required to be in a consistent format (preferably Metric system).

4. CSR activities like construction of boundary walls are not to be included in activities being undertaken in lieu of CER.

5. Provision is required to be made for adequate number of anti-smog guns during the construction phase of the project.

After detailed deliberations, SEIAA decided to defer the matter subject till the submission of requisite information as per the above observations. SEIAA also conveyed to the Project Proponent that the next meeting should be attended by their EIA coordinator and Project Consultant in person.

Now the project proponent has submitted reply to the ADS raised from the Parivesh portal and is attached as Annexure-1.

3.0 Deliberations during 239th meeting of SEIAA held on 01.03.2023

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

i) Mr. Nadeem Khan, Vice President, M/s Unitech Limited
ii) Mrs. Akta Chugh, EIA Coordinator M/s Prefact Enviro Solutions Pvt Ltd.

SEIAA perused the reply of the project proponent submitted vide letter no. Ref./Compliances/2023/16 dated 30.01.2023 through Parivesh portal in connection to the ADS already raised to it.

To a query regarding non-availability of sewer connection to the project, the representative of the project proponent informed that they had already paid the EDC charges to GMADA and it was the legal responsibility of the GMADA to provide the sewer connection. They further submitted that the project was presently in ZLD stage and all the treated wastewater was being fully used in the project itself. Furthermore, as per their present planning the development activities pertaining to the project would take five years and the full occupation of the township would take at least another ten years. Till that time, the sewer connection will certainly be provided by the GMADA since many other projects are also coming up in the area. In this regard, SEIAA decided that an additional condition should be imposed to the effect that no possession would be given or occupancy permitted by the project proponent till it obtains necessary permission for discharge of treated wastewater into the sewer line as per the capacity of the terminal STP of Mohali. Further, it was also decided that GMADA be asked not to issue completion certificate to the project proponent till the time the sewer connection is provided for the project. The representative of the project proponent agreed to these additional conditions.

SEIAA further directed that the project proponent shall start the plantation activities as proposed within six-months and shall complete the same within one year of the date of issuance of EC. For this purpose, indigenous tree species with height more than 8 ft and woody stems should be utilized for plantation purposes. This condition was also agreed to by the project proponent.

The representative of the project proponent further informed that they had planned to install anti-smog guns as part of EMP. Accordingly, the revised EMP was submitted by the project proponent with details as under:

EMP (CONSTRUCTION PHASE)					
Sr. No.	**Particulars**	**Already Spent Capital Cost (Rs in Lacs)**	**Proposed Capital Cost**	**Total Capital Cost (Rs Lac)**	**Items covered**
1	Medical Cum First Aid	4	8	12	First aid medical facility with first aid kit
2	Toilets for workers	0	10	10	Toilets with septic tank

3	Wind breaking curtains	0	10	10	Wind breaking walls at vulnerable areas
4	Sprinklers for suppression of dust	0	24	24	Sprinklers, Pipeline, 8 no. anti smog guns
5	Sewage Treatment Plant	92	400	492	Construction of STP
6	Solid waste Management	12	80	92	Making arrangement for solid waste segregation & disposal
7	Green belt development	60	40	100	Landscaping & tree plantation
8	Rain water harvesting	160	60	220	Construction rain water harvesting well & channel
9	DG Stack & Acoustic Treatment	4	16	20	Installation of DG with acoustic enclosure and adequate stack height
10	Miscellaneous	15.30	49.10	64.4	Monitoring of environment parameter and any other expenses
11	Corporate Environmental Responsibility (CER)	0	278	278	funds allocated towards development of villages
Total Cost		**347.30**	**975.10**	**1322.40**	

EMP (OPERATION PHASE)			
Sr No.	**Particulars**	**Recurring cost (Rs. Lac)**	**Items covered**
1	Sewage Treatment Plant	25	Operation & maintenance of sewage treatment plant including salary of operators
2	Solid Waste segregation & disposal	7.5	Colored Bins at appropriate Locations

3	Green Belt including Lawn's coverage	15	Development of green belt, watering & manuring
4	DG Stack & Acoustic Treatment	5	Maintenance of DG and stack
5	Rain water harvesting	4.5	Cleaning of channels & harvesting pits
TOTAL		**57.0**	

SEIAA approved the revised EMP as above.

The project proponent was further advised that the additional activities as proposed for amelioration of Environment should be undertaken concurrently and proportionately with the main project.

SEIAA was satisfied with the reply and presentation submitted by the project proponent.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions stipulated by SEAC. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal.

After detailed deliberations and scrutiny of relevant documents including the EIA report and the proposed EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for construction of residential township at Sector 97, 106 & 107, SAS Nagar, Punjab by M/s Unitech Limited as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendments/additions as under:

Special Conditions:

i) No possession would be given or occupancy permitted by the project proponent till it obtains necessary permission for discharge of treated wastewater into the sewer line as per the capacity of the terminal STP of Mohali.
ii) GMADA be asked not to issue completion certificate to the project proponent till the time the sewer connection is provided for the project.
iii) The project proponent shall start the plantation activities as proposed within six-months and shall complete the same within one year of the date of issuance of EC. For this purpose, indigenous tree species with height more than 8 ft and woody stems should be utilized for plantation purposes.

Amended condition no. (iii) of X. of Environmental Management Plan

An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection

measures shall be kept in a separate account and will not be diverted for any other purpose:

EMP (CONSTRUCTION PHASE)					
Sr. No.	**Particulars**	**Already Spent Capital Cost (Rs in Lacs)**	**Proposed Capital Cost**	**Total Capital Cost (Rs Lac)**	**Items covered**
1	Medical Cum First Aid	4	8	12	First aid medical facility with first aid kit
2	Toilets for workers	0	10	10	Toilets with septic tank
3	Wind breaking curtains	0	10	10	Wind breaking walls at vulnerable areas
4	Sprinklers for suppression of dust	0	24	24	Sprinklers, Pipeline, 8 no. anti smog guns
5	Sewage Treatment Plant	92	400	492	Construction of STP
6	Solid waste Management	12	80	92	Making arrangement for solid waste segregation & disposal
7	Green belt development	60	40	100	Landscaping & tree plantation
8	Rain water harvesting	160	60	220	Construction rain water harvesting well & channel
9	DG Stack & Acoustic Treatment	4	16	20	Installation of DG with acoustic enclosure and adequate stack height
10	Miscellaneous	15.30	49.10	64.4	Monitoring of environment parameter and any other expenses
11	Additional Environmental Activities	0	278	278	funds allocated towards development of villages

Total Cost	**347.30**	**975.10**	**1322.40**	

EMP (OPERATION PHASE)			
Sr No.	**Particulars**	**Recurring cost (Rs. Lac)**	**Items covered**
1	Sewage Treatment Plant	25	Operation & maintenance of sewage treatment plant including salary of operators
2	Solid Waste segregation & disposal	7.5	Colored Bins at appropriate Locations
3	Green Belt including Lawn's coverage	15	Development of green belt, watering & manuring
4	DG Stack & Acoustic Treatment	5	Maintenance of DG and stack
5	Rain water harvesting	4.5	Cleaning of channels & harvesting pits
TOTAL		**57.0**	

Details of additional environmental activities as proposed by SEAC

Sr. No.	**Details**	**Rs. (In Cr.)**
1	Additional environmental activities in the Raipur Kalan village	1
2	Additional environmental activities in the Bhago Majra village	1.78
	Total Cost towards Additional Environmental Activities	**2.78 Crores**

Additional environmental activities in the Raipur kalan village:

Sr. No.	Details	Rs. (In Cr)
1	**Rejuvenation of Pond 1 of size approx. 9333 m^2**	**0.40**
a	Filtration by installing primary sedimentation tank	0.10
b	Aeration by installing secondary sedimentation tank with clarifier	0.20
c	Disinfection unit	0.10
2	**Rejuvenation of Pond 2 of size approx. 4000 m2**	**0.20**
a	Filtration by installing primary sedimentation tank	0.05
b	Aeration by installing secondary sedimentation tank with clarifier	0.10
c	Disinfection unit	0.05
	Following characteristics of CPCB will be met out after treatment. BOD= 30 mg/l DO= >5 mg/l Faecal coliform (MPN/100 ml) = <1000	
3	**Plantation in public/community area**	**0.10**
a	No. of trees to be planted = 1000 no. Cost for per tree = Rs. 500 Cost of 1000 trees= Rs 500 x 1000	0.05
b	Cost for per tree guard = Rs. 500 Cost of 1000 tree guards= Rs 500 x 1000	0.05
4	**Providing of solar panels in the community centre/Dispensary/ Anganwadi / schools**	**0.30**
a	No. of solar panels to be installed = 60 of each 1 KW Total power generation = 60 KW Cost for per solar panel = Rs. 50,000 x 60	0.30
Total		**1.0**

Additional environmental activities in the Bhago Majra village

Sr. No.	Details	Rs. (In Cr)
1	**Plantation in public/community area**	**0.1**
a	No. of trees to be planted = 1000 no. Cost for per tree = Rs. 500 Cost of 1000 trees= Rs 500 x 1000	0.05
b	Cost for per tree guard = Rs. 500 Cost of 1000 tree guards= Rs 500 x 1000	0.05
2	**Provision of solar panels in the community centre, Dispensary/ Anganwadi / schools and Solar street light along village periphery road**	**0.60**
a	No. of solar panels to be installed = 120 of each 1 KW Total power generation = 120 KW Cost for per solar panel = Rs. 50,000 x 120	0.60
3	**Infrastructure development for usage of treated water of STPs**	**0.40**
4	Provision of Roof top rainwater harvesting (RWH) and other water conservations activities in Primary School and Dispensary.	**0.68**
Total		**1.78**

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

Meeting ended with vote of thanks to the Chair.

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