

Proceedings of 218th meeting of State Expert Appraisal Committee (SEAC) held on 11.04.2022 (Monday) at 10:30 AM in the Conference Hall no. 2 MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 217th meeting of State Level Expert Appraisal Committee held on 28.03.2022.

The proceedings of 217th meeting of State Level Expert Appraisal Committee held on 28.03.2022 were prepared and circulated through email on 01.04.2022. No Comments has been received from any of the Members. As such, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 217th meeting of State Level Expert Appraisal Committee held on 28.03.2022.

The action taken on the decisions of 217th meeting of State Level Expert Appraisal Committee held on 28.03.2022 has been completed. SEAC noted the same.

Item No. 218.01: Application for Environment Clearance under EIA notification dated 14.09.2006 for the establishment of new API Bulk Drug Pharmaceutical manufacturing unit by “M/s Akums Lifesciences Limited at village Chhachrauli, Tehsil Dera Bassi, District SAS Nagar, Punjab, (Proposal No. SIA/PB/IND3/247434/2021).

The industry was granted Environmental Clearance under EIA notification dated 14.09.2006 for manufacturing of the following API Bulk Drugs. The said Environmental Clearance was issued by MoEF&CC vide letter No. J-11011/988/2008-IA II (I) dated 14.09.2011 in the name of M/s Parabolic Drugs Limited.

Sr. No.	Products Name	(Quantity) Kg/Month	(Quantity)Kg/day
1.	Carvidelol	5000	200
2.	Efavirenz	4000	160
3.	Lacidipine	1000	40
4.	Paroxetine	5000	200
5.	Ropinirole	1000	40
6.	Rosiglitazone	2000	80
7.	Telmisartan	4000	160
8.	Valsartan	6000	240
9.	Venlafaxine	5000	200
Total		33000	1320

The industry was earlier granted Environmental Clearance in the name of M/s Parabolic Drugs Limited and machinery was installed by said industry within the validity period of Environmental Clearance. Further, Consent to Operate under the provisions of Water Act 1974 & Air Act 1981 was granted to industry for the manufacturing of 7 APIs products. Later on, due to financial constraints, insolvency proceedings were commenced against the industry M/s Parabolic Drugs Limited by NCLT and Mr. Sanjay Kumar was appointed as Insolvency Resolution Professional (IRP) in the matter of the said industry by Hon’ble NCLT Chandigarh. Thereafter, resolution plan was submitted and the same was approved. The industry has changed its name in the year 2021 from M/s Parabolic Drugs Limited to M/s Akums Lifesciences Limited.

The industry was granted Consent to Operate under the provision of Water Act 1974 & Air Act 1981 in the name of M/s Akums Lifesciences Limited, Village Chhachrauli, Tehsil Dera Bassi, District SAS Nagar which is valid up to 31.03.2022 for the manufacturing of API drugs i.e. Carvidelol

@ 60000 kg/year, Efavirenz @ 48000 kg/year, Lacidipine @ 12000 kg/year, Paroxetine @ 60000 kg/year, Ropinirole @ 12000 kg/year, Rosiglitazone @ 24000 kg/year, Telmisartan @ 48000 kg/year.

The industry has submitted afresh application in the name of M/s Akums Lifesciences Limited for the increase in the production capacity of the following APIs products. The industry has submitted Form-1 along with documents as per the checklist approved by SEIAA. The details pertaining to the products for which Environmental Clearance was granted and proposed No. of products which are to be manufactured are as under:

Sr. No.	Name of Products	EC accorded			Proposed (TPA)	Total after expansion (TPA)
		In Kg/month	In Kg/day	TPA		
1.	Carvidelol	5000	200	60	-60	0
2.	Efavirenz	4000	160	48	-48	0
3.	Lacidipine	1000	40	12	-12	0
4.	Paroxetine	5000	200	60	-55	5
5.	Ropinirole	1000	40	12	-12	0
6.	Rosiglitazone maleate	2000	80	24	-24	0
7.	Telmisartan	4000	160	48	-48	0
8.	Valsartan	6000	240	72	-72	0
9.	Venlafaxine	5000	200	60	-60	0
10.	Losartan Potassium	-	-	-	20	20
11.	Atorvastatin Calcium	-	-	-	24	24
12.	Chloroxazone	-	-	-	15	15
13.	Citicholine Sodium	-	-	-	36	36
14.	Metaprol Succinate	-	-	-	25	25
15.	Olmesartan Medoximil	-	-	-	5	5
16.	Dapoxetine HCL	-	-	-	5	5
17.	L-Carnitine	-	-	-	5	5
18.	Piracetam	-	-	-	30	30
19.	Pantaprazole Sodium	-	-	-	60	60
20.	Leviteracetam	-	-	-	5	5

21.	n-acetyl Cysteine	-	-	-	5	5
22.	Cyclophosphamide	-	-	-	12	12
23.	Sildenafil Citrate	-	-	-	12	12
24.	Tadalafil	-	-	-	10	10
25.	Omeprazole	-	-	-	60	60
26.	Lenalidomide	-	-	-	1	1
27.	Letrozole	-	-	-	1	1
28.	Anastrozole	-	-	-	1	1
29.	Palbociclib	-	-	-	1	1
30.	Bicalutamide	-	-	-	4	4
31.	Abiraterone acetate	-	-	-	4	4
32.	Pemetrexed	-	-	-	1	1
33.	Methotrexate	-	-	-	1	1
34.	Exemestane	-	-	-	1	1
35.	Imatinib mesylate	-	-	-	10	10
36.	Lapatinib	-	-	-	1	1
37.	Leveteracetum	-	-	-	6	6
38.	Braviracetum	-	-	-	3	3
39.	Linazolid	-	-	-	24	24
40.	Rosuvastatin	-	-	-	18	18
41.	DAPA	-	-	-	3	3

The cost of expansion for the industrial project Rs. 50 Crores. The industry has deposited Rs. 5 lacs vide UTR No. N355211761043119 dated 21.12.2021. The adequacy of the fee deposited by the Project Proponent has been checked and verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in

case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The Project is covered under Schedule 5(f) & Category 'B2' as per EIA Notification, 2006. in light of O.M dated 27.03.2020, 15.10.2020, & 16.07.2021. In the latest OM dated 16.07.2021, it has been mentioned as under:

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

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

Furthermore, PPCB was requested to send the latest construction status report of the project through e-mail on 25.02.2022. Punjab Pollution Control Board vide letter no. 2070 dated 29.03.2022 has sent the latest construction status report with details as under:

"It is intimated that vide email dated 25.2.2022, SEIAA has sought the report w.r.t. Construction status, status of physical structures within 500 m radius of the site and compliance regarding siting criteria for this project.

The project has submitted that the industry was granted Environmental clearance by MoEF vide file no. J-11011/988/2008- IA II (I) dated 14/09/2011 for 9 API products. However, industry is presently manufacturing only 7 API products. Now, Industry is further planning to increase the production capacity by adding 32 APIs and by (decreasing the production capacity as compared to earlier granted EC) of one existing products of Paroxetine. The comparison details of exiting as well as proposed APIs product are as per the EC applied by the industry.

The site of the industry was visited by the AEE of this office on 22/03/2022 and the point-wise is as under:

Sr. No.	Report of point sought by SEIAA	Remarks
A.	<i>Construction status of the proposed project. Please send the clear-cut report as to whether construction/new machinery for the proposed project has been started/</i>	<i>No construction has been started by the industry at the expansion site.</i>

	<i>installed for the project except securing the land.</i>	
B.	<i>Status of physical structures within 500 m radius of the site including the status of industries, drain, river eco-sensitive structure if any.</i>	<ol style="list-style-type: none"> 1. <i>The following units are located within 500 m radius of the unit:</i> 2. <i>No rice sheller/ stone crusher/ hot mix plant/ brick kiln exist within 500 mtr from the proposed site.</i> 3. <i>There is no jaggery, petroleum outlet exist within 100 mtr of the site.</i> 4. <i>There is one perennial chose passing adjoining the industry.</i> 5. <i>There is no drain/ nallah/ choe exist within 500 mtr of the site.</i> 6. <i>There is no eco-sensitive structure within 500 mtr of the site.</i>
C.	<i>Whether the sites meeting the prescribed criteria for setting up of such type of projects. Please send the clear-cut recommendation.</i>	<i>The govt. has not framed any specific guidelines for setting of such type of units. However, the proposed site is complying with the general sitting guidelines framed by the Government of Punjab for such project. It is further submitted that the industry has already obtained Change of Land Use (CLU) issued by the CTP vide letter5 dated 30/09/2009 for an area of 22.92-acre land of industrial purpose at village Chhalchrauli Derabassi, Distt. SAS Nager.</i>

It is further intimated that the Board is continuously receiving the complaints against the industry regarding the pollution caused by it in the vicinity to degrade the environment. Accordingly, the industry has been served notice under the relevant Environment Laws for taking further action in the matter.”

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Mr. Luxmipati Shriram, Vice President of M/s Akums Lifesciences Limited.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) 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:

1.	Name of the project:	M/s Akum Lifesciences Limited Village Chhachrauli, Tehsil Derabassi, Distt. Mohali, Punjab
2.	Whether the project falls in the critical polluted area notified by MoEF&CC /CPCB. (Yes/No) If no and the proposed project site lies in the same or neighbouring district of critically polluted area, then details the distance of project site from the boundary of critically polluted area verified by the regional office of SPCB. (Submitted/Not submitted)	No, the industry does not fall in the critically polluted area notified by MoEF&CC /CPCB. The nearest critically polluted area is Ludhiana which is not within the district or neighboring district.
3.	Project area involves forest land, (Yes/No), If yes, then details of the extent of area involved and copy of permission & approval for the use of forest land	No, a self-declaration to the effect that the clearance is not required under the provisions of the Forest Conservation Act 1980 submitted. Further, the Project Proponent also undertakes that the project is not covered under the PLPA 1900.

4.	<p>If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes,</p> <p>a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site.</p> <p>b. Status of clearance from the National Board for Wild Life (NBWL)</p>	<p>i. Khol Hi-Raitan Wild Life Sanctuary situated at distance of 22 Km from the location of the proposed project.</p> <p>ii. The MoEF&CC vide notification dated 24.10.2016 declared eco-sensitive zone varies from zero to 925 m around the boundary of Khol Hi-Raitan Wild Life Sanctuary comprising an area of 1320 hectares approximately.</p> <p>iii. The industry is located outside the eco-sensitive zone of Khol Hi-Raitan Wild Life Sanctuary.</p> <p>A self-declaration to the effect that the project does not require the clearance under the provisions of Wild Life (Protection) Act 1972 submitted.</p>																				
5.	<p>Total Project Cost (In Crores):</p> <p>Total project cost breakup at current price level duly certified by Chartered Engineer/ Approved valuer or Chartered Accountant</p>	<p>(a) Total Project Cost (In Crores): Total estimated cost of the unit after expansion is Rs. 190.87 crores; out of which, existing cost is Rs. 140.87 crores.</p> <p>(b) Total project cost breakup is given below:</p> <table border="1" data-bbox="488 1045 1419 1318"> <thead> <tr> <th>Sr. No</th> <th>Description</th> <th>Existing (Rs. In Crores)</th> <th>Proposed (Rs. in Crores)</th> <th>Total Cost (Rs. in Crores)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Cost of Land & Building</td> <td>48.92</td> <td>-</td> <td>48.92</td> </tr> <tr> <td>2</td> <td>Plant & Machinery</td> <td>91.95</td> <td>50</td> <td>141.95</td> </tr> <tr> <td colspan="2">Total</td> <td>140.87</td> <td></td> <td>190.87</td> </tr> </tbody> </table>	Sr. No	Description	Existing (Rs. In Crores)	Proposed (Rs. in Crores)	Total Cost (Rs. in Crores)	1	Cost of Land & Building	48.92	-	48.92	2	Plant & Machinery	91.95	50	141.95	Total		140.87		190.87
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6.	<p>Details of technology proposed for control of emissions & effluents generated from project</p>	<p>The details of the Air Polluting machinery along with APCD after expansion is as under:</p> <table border="1" data-bbox="488 1554 1419 1780"> <thead> <tr> <th>Sr. No.</th> <th>Source</th> <th>Fuel</th> <th>Capacity</th> <th>APCD</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Boiler</td> <td>Rice Husk</td> <td>5 Ton</td> <td>Multi Cyclone separator with Chimney of height 30m</td> </tr> <tr> <td>2.</td> <td>Boiler</td> <td>Rice Husk</td> <td>5 Ton</td> <td>Multi Cyclone separator with Chimney of height 30m</td> </tr> </tbody> </table>	Sr. No.	Source	Fuel	Capacity	APCD	1.	Boiler	Rice Husk	5 Ton	Multi Cyclone separator with Chimney of height 30m	2.	Boiler	Rice Husk	5 Ton	Multi Cyclone separator with Chimney of height 30m					
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		3.	Incinerator	HSD	1200 LPD	Scrubber with chimney height of 25m above roof level																																																	
		4.	DG Set 1500 KVA	HSD	1*1500 KVA	Chimney height of 10m and acoustic enclosure.																																																	
		5.	Pilot plant	For treatment of process/fugitive emissions		Packed bed scrubber with stack height of 3m above roof level.																																																	
		6.	Manufacturing block A	For treatment of process/fugitive emissions		Packed bed scrubber with stack height of 9m above roof level.																																																	
		7.	Manufacturing block B	For treatment of process/fugitive emissions		Packed bed scrubber with stack height of 9m above roof level.																																																	
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7.	Plot Area Details	The total area of the industry is 23.6 acres and for expansion, no new land is required. The land use planning is given below:																																																					
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8.	Type of project land as per master plan	As per the location shown in the Master Plan Lalru, the site of the unit falls in industrial zone. A copy of agreement executed between the Punjab State Govt. and M/s Parabolic Company wherein it has been mentioned that the company																																																					

	<p>(Industrial/ Agriculture/ Any other), If non industrial land then the details of Land Use Certificate / permissibility Certificate from Competent Authority (DTP/CTP) intimating land use pattern of the project site as per proposals of Master Plan of the area. (Submitted/Not Submitted)</p>	<p>is allowed for carrying out expansion on additional land of 27.5 killa, 1 biswa and village chachrauli with investment of Rs. 103 crore over a period of five years from 14.12.2006.</p>
<p>9.</p>	<p>Whether any litigation pending against the project or any direction/order passed by SPCB/ Court of Law against the project, if so, details there of shall also be included.</p>	<p>There is no litigation pending against the industry. Undertaking regarding the same submitted.</p>
<p>10.</p>	<p>Details water consumption, wastewater generation & its treatment</p>	<p>i. The total water demand of the industry shall be 726 KLD, out of which fresh water demand of 534 KLD shall be met through existing 1 no. of borewell and remaining 192 KLD shall be met through treated wastewater. ii. Out of total quantity of 534 KLD of fresh water demand, 330 KLD shall be utilized for meeting cooling water makeup, 55 KLD for boiler, 120 KLD into the process 11 KLD for floor washing and 18 KLD domestic purpose. iii. The total wastewater in the form of HTDS shall be 72 KLD and LTDS shall be 48 KLD. The total quantity of effluent generated from cooling tower, boiler blow down and floor washing shall be 21 KLD, 15 KLD & 11 KLD respectively. iv. The entire quantity of 95 KLD of effluent generated from the industry except HTDS effluent shall be treated in the ETP of capacity 125 KLD.</p>

		<p>v. The treated wastewater generated from ETP shall be further treated in RO of capacity 125 KLD, out of which 10 KLD of RO reject shall be sent to MEE for further treated and remaining 100 KLD of RO permeate shall be utilized back in the process and other utilities. Furthermore, the HTDS effluent of 72 KLD shall be treated in MEE of capacity 130 KLD. The MEE Condensate reject of quantity 72 KLD along with steam condensate of quantity 20 KLD shall be utilized back in the process and other utilities.</p> <p>vi. In the summer season, out of total quantity of 192 KLD of treated wastewater, 17 KLD shall be utilized for meeting cooling water demand and remaining 175 KLD shall be utilized for gardening purpose in an area of @ 31,906 sqm, whereas in winter season, 135 KLD shall be utilized for meeting cooling water demand and remaining 57 KLD shall be utilized for gardening purpose whereas in rainy season, 176 KLD shall be utilized for meeting cooling water demand and remaining 16 KLD shall be utilized for gardening purpose</p> <p>Domestic wastewater treatment:</p> <p>I. The total domestic wastewater generation shall be 15 KLD which shall be treated separately in STP of capacity 30 KLD. The treated wastewater shall be sent to RO for further treatment.</p> <p>II. The industry shall not discharge any treated wastewater outside the premises and shall utilized entire quantity of treated wastewater within the premises of the unit. Hence the proposal of the industry is based on Zero Liquid Discharge.</p>																														
11.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of Agreement clearly mentioning the Quantity	<table border="1"> <thead> <tr> <th rowspan="2">Sr. No</th> <th rowspan="2">Name of Waste</th> <th rowspan="2">Category</th> <th colspan="2">Waste Generation</th> <th rowspan="2">Mode of Disposal</th> </tr> <tr> <th>Existing (as per HW authorization)</th> <th>Total (After expansion)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Incinerator Ash</td> <td>37.2</td> <td>3.12 T/annum</td> <td>6 T/annum</td> <td>Storage & thereafter disposal through CSTDF, Ramky Enviro Engineers Ltd.</td> </tr> <tr> <td>2</td> <td>ETP Sludge</td> <td>35.3</td> <td>0.975 T/annum</td> <td>18 T/annum</td> <td>Storage & thereafter disposal through CSTDF, Ramky</td> </tr> </tbody> </table>	Sr. No	Name of Waste	Category	Waste Generation		Mode of Disposal	Existing (as per HW authorization)	Total (After expansion)	1	Incinerator Ash	37.2	3.12 T/annum	6 T/annum	Storage & thereafter disposal through CSTDF, Ramky Enviro Engineers Ltd.	2	ETP Sludge	35.3	0.975 T/annum	18 T/annum	Storage & thereafter disposal through CSTDF, Ramky										
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	3	Spent Oil	5.1	0.78 T/annum	2.4 KL /annum	Storage & thereafter disposal to Golden Petro
	4	Empty Barrels/ containers/ drums	33.1	780 No./ year	1200 No./ annum	Storage & thereafter disposal through authorized reprocessor / recycler
	5	Distillation Residue	20.3	109.2 T/annum	109.2 T /annum	Storage & thereafter captive Incineration
	6	MEE Salt	37.3	30 T/annum	48 T/ annum	Storage & thereafter disposal through CSTDF, Ramky Enviro Engineers Ltd.
	7	Spent Carbon	28.3	0.39 T/annum	6 T/ annum	Storage & thereafter captive Incineration
	8	Spent catalyst	28.2	0.9 T/annum	2.4 T/ annum	Recycling
	9	Filter Cloths & Pads	36.2	0.195 T/annum	3.6 T/ annum	Storage & thereafter captive Incineration
	10	Off. Specification	28.4	1.3 T/annum	2.4 T /annum	Storage & thereafter captive Incineration
	11	Spent solvent	28.5	98.15 T/annum	98.15 T/annum	Recycling and recovery

		12	Process residue	28.1	109.9 T/annum	109.9 T/annum	Incineration																		
		<p>i. The hazardous waste generated shall be stored, managed and disposed of as per Hazardous Waste Management Rules, 2016.</p> <p>ii. LOI has been done with M/s Ramky Enviro Engineers Ltd for disposal of incinerator ash, ETP sludge and salts from MEE. Copy of agreement submitted.</p> <p>iii. The spent oil shall be disposed of to authorized vendor i.e. M/s Golden Petro. Copy of agreement submitted.</p>																							
12.	Solid Waste generation and its mode of disposal	<p>i. Presently, Recyclable paper waste of about 100 kg/month is being generated from the unit and after expansion, about 125 kg/month will be generated from the unit. This waste is being sold to the local kabadis.</p> <p>ii. Canteen waste of approx. 20 kg/day is being generated which is being currently picked by the vendor for cattle feeding. Further, overall, 40 kg/day will be generated for which company is planning to install Mechanical Composter of 50 kg.</p>																							
13.	Rain Water utilization proposal	Pond will be adopted in the nearby village for rain water recharging of groundwater.																							
14.	Blockwise details of no. of trees to be planted in proposed greenbelt area(1500 Trees to be planted @ 10000 Sqm area):	Total 31,906 sq.m. of green area has been provided within the industry.																							
15.	Energy requirements & savings: Energy saving measures to be adopted within industry:	<p>a. The details of the energy are given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Unit</th> <th>Existing</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Power load</td> <td>KW</td> <td>2523</td> <td>--</td> <td>2523</td> </tr> <tr> <td>2.</td> <td>D.G sets</td> <td>KVA</td> <td>1×500 + 1×250</td> <td>Replacement of both DG sets with 1500 kva</td> <td>1 × 1500</td> </tr> </tbody> </table> <p>b. Energy conservation measures are being taken at the project site.</p>						S. No.	Description	Unit	Existing	Proposed	Total	1.	Power load	KW	2523	--	2523	2.	D.G sets	KVA	1×500 + 1×250	Replacement of both DG sets with 1500 kva	1 × 1500
S. No.	Description	Unit	Existing	Proposed	Total																				
1.	Power load	KW	2523	--	2523																				
2.	D.G sets	KVA	1×500 + 1×250	Replacement of both DG sets with 1500 kva	1 × 1500																				
16.	EMP Budget details	a. EMP budget details:																							

	Details of Environment Management Cell (EMC) responsible for implementation of EMP	Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (In Lacs /annum)
		(i)	APCD	25	6
(ii)	STP	25	10		
(iii)	MEE upgradation	325	25		
(iv)	OCEMS	-	1		
(v)	Green belt development with maintenance plan for 3 years	35	6		
(vi)	Rain Water Harvesting	10	0.5		
(vii)	Environment Monitoring	Nil	8		
(viii)	Solid Waste Management	40	15		
(ix)	Energy Conservation	25	2.5		
(x)	Disaster and Risk Management	-	10		
(xi)	Any other	-	-		
Total		485	88.5		
b. Mr. Lakshmipathy Sriram, Vice President (Operations) of M/s Akums Lifesciences Ltd., is responsible for implementation of Environment Management Plan. Rs. 485 Lakhs has been planned to be reserved for EMP for expansion project as capital cost. While, Rs. 88.5 Lakhs/annum has been planned to be reserved for EMP as recurring cost.					
17.	Details of the activities proposed to be covered under CER	CER is a part of EMP. However, Rs. 20 lakh has been reserved for CER under activities for pond adoption in nearby village.			

During meeting, the Committee observed that the project attracts the provisions of Activity 5(f) of the Schedule appended with the EIA notification dated 14.09.2006. As per the said provisions, the General & Specific conditions are applicable to the project. The Committee asked the Project Proponent to submit the compliance of General & Specific conditions in an annotated form so as enable the Committee to decide the competency of the Authority for the appraisal of the case. The Project Proponent agreed to provide the details.

Thereafter, the Committee perused the status report furnished by Punjab Pollution Control Board, wherein it has been mentioned that Punjab Pollution Control Board is continuously receiving the complaints against the industry regarding the pollution caused by it in the vicinity to degrade the environment. The Committee asked the Project Proponent regarding the context of the complaints filed by complainants and submit the relevant documents pertaining to the complaint. The Project Proponent apprised the Committee that Punjab Pollution Control Board has issued Show Cause Notice to the industry for violation of the provisions of Air Act 1981 stating that one of the parameters i.e Silica was outside the permissible limit. Further, it was informed that he has submitted the reply of show cause notice issued by the Board. The Committee decided that the Project Proponent shall submit the details of reply submitted to PPCB and PPCB will also be requested to provide the details of the complaints received against the industry along with the action taken by the Board against the complaints.

The Committee observed that the multi cyclone separators and scrubber proposed with rice husk fired boilers of 5-ton capacity each and incinerator may not be sufficient to achieve the prescribed standard of suspended particulate matter. The Committee suggested the Project Proponent shall provide multi cyclone separator followed by bag filter (offline) to achieve the prescribed standard of suspended particulate matter and shall provide two stages scrubbing with incinerator. The Project Proponent agreed to the same.

The Committee further asked the Project Proponent to provide the details of source of process emission/fugitive emissions being generated from pilot plant, manufacturing block A & B and process stacks. The Project Proponent agreed to provide the details.

The Committee further perused the details of the disposal of hazardous waste generation and observed that the hazardous waste of category 33.1 i.e. empty barrels/containers/drums shall be disposed through authorized re-processor/recycler. Further, the hazardous waste of category 28.5 i.e. spent solvent shall be recycled & recovered. After perusal, the Committee observed that no details pertaining to authorized agencies to whom the said quantity of waste shall be given has been specified by the Project Proponent. The Committee asked the Project Proponent to submit the details of the authorized agencies to whom the aforementioned hazardous waste shall be given for carrying out recycling & recovery. The Project Proponent agreed to the same.

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

1. The Project Proponent shall submit the pointwise compliance of the General & Specific conditions as appended in the EIA Notification dated 14.09.2006.
2. The Project Proponent shall submit the details of reply submitted to PPCB for the show cause notice issued to the industry.
3. The Project Proponent shall provide multi cyclone separator followed by pulse jet bag filter (offline) with rice husk fired boilers of 5-ton capacity each to achieve the prescribed standard of suspended particulate matter and shall provide two stages scrubbing system with incinerator.
4. The Project Proponent shall submit the details of source of process emission/fugitive emission being employed in Pilot Plant, Manufacturing Block A & B and process stacks where packed bed scrubber/scrubber are proposed to control the emissions.

5. The Project Proponent shall submit the details of the authorized agencies to whom the hazardous waste shall be given for carrying out recycling and recovery.
6. The Project Proponent shall submit NOC for carrying out the rain water harvesting in the village pond.
7. The Project Proponent shall submit the revised water balance for the existing and proposed unit.
8. The Project Proponent shall also revise the Environment Management Plan after incorporating the above said details.

Item no. 218.02: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely “Roselyn Square” at PR-7, Village Ramgarh Bhuda, District SAS Nagar, (Punjab) by M/s Mrs. Rosy Singla, (Proposal No. SIA/PB/MIS/257739/2022).

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

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

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

PPCB was requested to send the latest construction status report of the project through e-mail on 02.03.2022. Punjab Pollution Control Board vide letter no. 2067 dated 29.03.2022 has sent the latest construction status report with details as under:

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

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

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

10/12/2021, which is valid upto 2/11/2022. The project proponent earlier submitted the CLU issued by the Office of Regional Deputy Director-cum-competent Authority, Local Government Patiala vid order no. CLU/DDLG/PTL/2018/15690 dated 16/7/2018 for commercial purpose for the proposing as under:

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

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

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

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

1. The proposed site of the project is located on PR-Road, village Ramgarh Bhuda, Distt. SAS Nagar. The proposed site is located on R.H. S of Zirakpur -Mohali. The project proponent has demarcated the boundaries of the project. The construction activity pertaining to the project is not started at the proposed site. The proposed site is adjacent to the commercial project under construction for which the project proponent had earlier obtained separate consent to establish (NOC) from pollution angle. Detail of the same mentioned in para no. 3.

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

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

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

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

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

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

The project proponent was not present during the meeting. Thereafter, SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S.no.	Description	Details
1.	Name & Location of the project	Commercial project "Roselyn Square" located at PR-7 road, Village Ramgarh Bhuda, Distt. SAS Nagar, Punjab by Mrs. Rosy Singla.
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 29,892.361 sq.m.

3.	Copy of the Master plan duly marked with the project site	The Project falls in Mixed Land Use in the Revised Master Plan of Zirakpur, 2031 as per location shown by the Project Proponent.		
4.	Copy of duly signed Layout plan	Copy of layout plan is attached along with the application		
5.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	Khasra No.	Area details (In Sqm)	Ownership/Lease
		Khasra Nos: 521/1(1-2), 522/2/1(1-0), 526/2(1-0), 527/2(3-12), 528(2-16)	9 bighe,10 biswa 7943.209 sq.m.	Mrs. Rosy Singla
		A copy of the permission for change of land use for the total land area of 9 bighe,10 biswa (7943.20 sq.m) obtained from Office of Additional Deputy Commissioner (Urban Development) issued by vide letter No. CLU/ADC (UD)/SAS/2021/444 dated 17.09.2021 submitted. Details are as under:		
6.	Copy of Memorandum of Article & Association/partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.	Undertaking regarding sole proprietorship for Mrs. Rosy Singla submitted.		
7.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	A copy of NOC issued by DFO vide letter No. FCA/3046 dated 20.08.2021 submitted, wherein it has been mentioned that the no forest is involved in the project area falling in village Ramgarh Bhuda, bearing hadbast No. 42 , Khasra Nos: 521/1, 522/2/1, 526/2, 527/2, 528.		
8.	Does the project cover under PLPA, 1900	A copy of NOC issued by DFO vide letter No. FCA/3046 dated 20.08.2021 submitted, wherein it has been mentioned that the no project area falling in village Ramgarh Bhuda, bearing hadbast No. 42 , Khasra Nos: 521/1, 522/2/1, 526/2, 527/2, 528 attracts the provisions of the PLPA 1900.		
9.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site.	No, the project does not fall in the notified eco-sensitive zone.		

	b. Status of clearance from the National Board for Wild Life (NBWL)				
10.	Detail of various components				
	S.no.	Description	Particulars	unit	
	1.	Plot Area	7,943.209	Sq.m.	
	2.	Proposed Built Up Area	29,892.361	Sq.m.	
	3.	Number of Building Blocks	1 Building Block	Nos.	
	4.	Max Height of Building	50	m	
	5.	Max No of Floors	5	-	
	6.	Expected Population	5,703	Persons	
	7.	Proposed Ground Coverage Area (50%)	3,448.81	Sq.m.	
	8.	Proposed Built Up Area	29,892.361	Sq.m.	
	9.	Total Water Requirement	133	KLD	
	10.	Fresh water requirement	73	KLD	
	11.	Flushing requirement	60	KLD	
	12.	Wastewater Generation	106	KLD	
	13.	Proposed STP Capacity	200	KLD	
	14.	Surplus treated water	42	KLD	
	15.	Proposed Green Area	802.35	Sq.m.	
	16.	Green area to be developed as per Karnal Technology	0.472	Acres	
	17.	Municipal Solid Waste Generation	1,511	kg/day	
11	Details of population:				
	S.No.	Details	Area (sq.m.)	Criteria	Population
	1.	Hyper Market Floor	1,960.02	1 person per 3 sq.m.	653
	2.	Lower ground floor (Shops /Plaza)	2,275.76	1 person per 3 sq.m.	759
	3.	Upper ground floor (Shops/Anchor Store)	3,579.64	1 person per 3 sq.m.	1193
	4.	First Floor (Koisk/Anchor store/ shops)	3,275.47	1 person per 6 sq.m.	546
	5.	Second Floor (Food Court/Restaurant)	2,936.48	1 person per 1.8 sq.m.	1631
	6.	Third Floor (SOHO/ Offices)	919.94 + 2,354.20 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m	74 + 235 = 309
	7.	Fourth Floor (SOHO/ Offices)	919.94 + 2,323.74 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m	74 + 232 = 306
	8.	Fifth Floor (SOHO/ Offices)	919.94 + 2,323.74 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor =	74 + 232 = 306

				1 person per 10 sq.m																																											
Total Estimated Population					5,703 persons																																										
12	<p>Details of water demand as per the components:</p> <p>The Project Proponent proposes to install water efficient fixtures within the project and therefore, the below mentioned calculation is based on the reduced water requirement after the installation of the said fixtures.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Details</th> <th>Population</th> <th>Water Norms</th> <th>Water demand (in KLD)</th> <th>Flushing Water Norms</th> <th>Flushing water demand in KLD</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Shops, Retails, SCO, Kiosk</td> <td>3151</td> <td>15 lpcd</td> <td>47</td> <td>10 lpcd</td> <td>32</td> </tr> <tr> <td>2.</td> <td>SOHO</td> <td>222</td> <td>86 lpcd</td> <td>19</td> <td>21 lpcd</td> <td>05</td> </tr> <tr> <td>3.</td> <td>Offices</td> <td>699</td> <td>15 lpcd</td> <td>10</td> <td>10 lpcd</td> <td>07</td> </tr> <tr> <td>4.</td> <td>Food Court</td> <td>1631</td> <td>35 lpcd</td> <td>57</td> <td>10 lpcd</td> <td>16</td> </tr> <tr> <td></td> <td>Total</td> <td>5,703</td> <td></td> <td>133 KLD</td> <td></td> <td>60 KLD</td> </tr> </tbody> </table>					Sr. No.	Details	Population	Water Norms	Water demand (in KLD)	Flushing Water Norms	Flushing water demand in KLD	1.	Shops, Retails, SCO, Kiosk	3151	15 lpcd	47	10 lpcd	32	2.	SOHO	222	86 lpcd	19	21 lpcd	05	3.	Offices	699	15 lpcd	10	10 lpcd	07	4.	Food Court	1631	35 lpcd	57	10 lpcd	16		Total	5,703		133 KLD		60 KLD
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13.	<p>Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):</p> <table border="1"> <thead> <tr> <th rowspan="2">S.No.</th> <th rowspan="2">Season</th> <th rowspan="2">Total water requirement</th> <th>Freshwater</th> <th colspan="2">Reuse water</th> <th rowspan="2">Excess treated wastewater disposal in green area to be developed as per Karnal Technology</th> </tr> <tr> <th>Domestic (KLD)</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>133</td> <td>73</td> <td>60</td> <td>5</td> <td>39</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>133</td> <td>73</td> <td>60</td> <td>2</td> <td>42</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>133</td> <td>73</td> <td>60</td> <td>1</td> <td>43</td> </tr> </tbody> </table> <p>1. The Project Proponent submitted a copy of NOC issued by MC Zirakpur vide letter No. 2037 dated 15.12.2021, wherein it has been mentioned that the MC Zirakpur is in the process laying down the water supply lines and sewerage line in the vicinity of the project and after laying down the said service lines, the Project Proponent may connect the outlet of the sewer with the main sewer line subject to the deposition of requisite charges and after approval of building plan and completion certificate.</p> <p>2. The project proponent mentioned in the application that no sewer line exists nearby the project site as such he was requested vide EDS to submit the alternate proposal for disposal of treated wastewater generated during all the three seasons. The Project Proponent vide reply dated 06.04.2022 on Parivesh Portal informed that lease deed for the land measuring 2285.178 sq. yards (0.472 acre) has been executed with owners of the land for development of the land as per karnal Technology for disposal excess treated wastewater. A copy of lease</p>					S.No.	Season	Total water requirement	Freshwater	Reuse water		Excess treated wastewater disposal in green area to be developed as per Karnal Technology	Domestic (KLD)	Flushing (KLD)	Green area (KLD)	1.	Summer	133	73	60	5	39	2.	Winter	133	73	60	2	42	3.	Rainy	133	73	60	1	43											
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	deed executed on 6.04.2022 with Sh. Bhupinder Singh, and Sh. Vikramjeet Singh, both residents of Village Ramgarh Bhudda, MC Zirakpur, District SAS Nagar submitted.				
14.	Details of permission/acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water	Water supply will be provided from the borewell for which permission has been obtained from PWRDA for abstraction of 207 KLD of ground water.			
15.	Details of Rainwater recharging/Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done in the 6 no. of rain water recharging pits so as to compensate the abstraction of ground water.			
16.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	Solid waste @ 1,511 kg/day (@ 0.4 kg/capita/day for SOHO & service apartments, @ 0.2 kg/capita/day for floating & 0.40 kg/seat/day for restaurant/food court)) will be generated from project. A separate area has been earmarked for segregation of solid waste. Biodegradable waste will be composted by use of 2 Mechanical Composters of 500 kg and 200 kg. Inert waste will be dumped to authorized dumping site.			
17.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.			
18.	Detail of DG sets	S. No.	Description	Unit	Proposed
		1.	Power load	KW	2394
		2.	D.G sets	KVA	2 DGs of 1010 KVA & 500 KVA capacity
19.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.			
20.	Energy Requirements & Saving	Also, solar panels have been proposed on the terrace of the building and thereby generating 50 KW of solar power generation. Also, solar panels have been proposed on the roof top of the blocks. The total area covered by solar panels will be 2,007 sq.m which is 30% of terrace area i.e. 602 sq.m. which will generate 50 KW of power generation			
21.	Details of Environmental Management Plan	Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)

		(i)	During Construction phase	151	10.5
		(ii)	During Operation phase	-	18
		Activities			Total expenditure in 5 years (in Lakhs)
		Government I.T.I, College for Women, Zirakpur, SAS Nagar. <ul style="list-style-type: none"> • Maintenance of the Building • Upgradation of the facilities 			14.50
					14.50 Lakhs
22.	Details of green belt development shall include following: a) No. of tree to be planted against the requisite norms. b) Percentage of the area to be developed.	a)	Trees required = @ 1 tree per 80 sq.m. of plot area = $7,943.209 / 80 = 100$ trees will be planted		
		b)	Total proposed green area measures 802.35 sq.m. of the total plot area will be area under parks within the project		

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

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

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

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

1. The Project Proponent shall check the height of building mentioned as 50m in the application.

2. The Project Proponent shall submit the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed in the project.
3. The Project Proponent shall submit the revised water balance after considering water consumption of 45 lpcd for residential population and 15 lpcd for visitors.
4. The Project Proponent shall provide the details of the lease period for the land area proposed to be developed as per for Karnal Technology for utilization of treated waste water.
5. The Project Proponent shall submit the affidavit that no third-party interest shall be created in the land to be developed as per Karnal Technology till the sewer connection is obtained from the concerned Municipal Authorities.

Item no. 218.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Max Super Specialty Hospital located at Sector 56, SAS Nagar, Mohali, Punjab by M/s Hometrail Buildtech Private Limited, (Proposal No. SIA/PB/MIS/258960/2022).

M/s Hometrail Buildtech Private Limited, established the 200 bedded Max Super Specialty Hospital in the year 2011 in plot area of 3.15 acres (12,748 sqm) and built up area of 17,770 sqm. As existing built up area of the project was less than 20,000 sqm, thus, earlier the project does not attract the provisions of EIA notification dated 14.09.2006 & its amendments.

The Project Proponent has submitted an application for obtaining Environmental Clearance for carrying out construction in the land area of 4.07 acres having built up area 45401.282 sqm which is more than 20,000 sqm as such the said project now, attracts the provisions of EIA notification dated 14.09.2006. The project is covered under schedule 8 (a) and category B2 of EIA notification dated 14.09.2006.

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

The Project Proponent proposes to increase the built-up area of the Hospital in such a way that existing Administration Block shall be demolished and new tower will be constructed in place of Administration block. There will be overall 390 beds, 73 OPDs, 12 OTs, 1 LINAC and 1 PET CT after expansion of the project.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 90,803/- paid vide NEFT No. INDBN03027406082 dated 03.02.2022. The fee deposited by the Project Proponent has been checked & verified by supporting staff SEIAA. The total cost of the project is Rs. 298.97 Cr.

PPCB was requested to send the latest construction status report of the project through e-mail on 09.03.2022. Punjab Pollution Control Board vide letter no. 1942 dated 22.03.2022 has sent the latest construction status report with details as under:

“Vide above referred e-mail dated 9/3/2022, it has been informed that the project proponent namely M/s Hometrail Buildtech Private Limited has applied for obtaining Environment Clearance for establishment of the group housing project namely "Max Super Speciality Hospital" located at Sector-56, Mohali and SEIAA has sought the report w.r.t. construction status, status of physical structures within 500 and whether the site meets the prescribed criteria for setting up of such type of projects.

As per the project proposal submitted by the project proponent, Max Super Speciality Hospital (A unit of Hometrail Buildtech Pvt. Ltd) is located near Civil Hospital, Phase VI, SAS Nagar, Mohali. It was established in the year 2011 in an area of 3.145 acres (12,748 sq.m.). The existing hospital includes 200 beds which included beds in ICU, IP, 60 OPDs 6 OTs, 1 LINAC and build-up area is 17,770 sq.m. Recently, an additional land of 0.92 acre has been allotted by Punjab Health System Corporation vide letter no. PHSC/MAX/2021/41 dated 23.03.2021; as a result of which total plot area now becomes 4.07 acres (16,470.696. sq.m.). The project proponent is planning to expand Max Super Speciality Hospital in a way that existing Admin Block will be demolished and new tower will be constructed in place of Admin Block. Thus, there will be overall 390 beds, 73 OPDs, 12 OTs, 1 LINAC and 1 PET Ct after expansion of the hospital. Overall built-up area of the hospital after expansion will be 45,401.282 sq. m. After expansion, the total estimated population will be 3,440 persons after full occupancy. During operational phase, water requirement is being fulfilled by borewells (2 existing & 1 proposed borewell for new tower). The estimated overall water demand will be 349 KLD including expansion. Out of which, fresh water requirement will be 245 KLD. 284 KLD of sewage and effluent will be generated from the project including expansion buildings which will be treated in upgraded STP of 350 KLD and ETP of capacity 25 KLD. Treated water from STP/ETP is being recycled for flushing, cooling water demand as well as landscaping and rest is being discharged to GMADA sewer.

As desired, the proposed site of project was visited by officer of the board on 10/03/2022 and the point wise reply of the comments sought by SEIAA are given as under:

- 1) The project site is in 0.92 acres and the site is adjoining to the existing building of Max Super Speciality Hospital, Sector-56, Mohali and located at the backside of existing building. No demarcation has been done at and presently some part of the land is used for parking of vehicles. No construction work/site development work has been started at the site. As per master plan, the proposed site is Institutional area. The proposed site is adjoining to Dr. B.R Ambedkar State Institute of Medical Sciences (Civil Hospital), Phase-6, Mohali. Some Punjab Health System Corporation staff quarters are also located at a distance of more than 1 Km from the large-scale red category industry M/s The Ropar Dist. Coop Mill Producers Union Ltd, Sector-56, Mohali & around 850 mtr from the large-scale red category industry M/s Tube Products of India, A-16, Mohali. Further, there are other small-scale industries located in Industrial area, phase-6, Mohali which is located at a distance more than 800 m from the project site. The site is located a distance of approx. 200m from Ropar-Chandigarh highway. A drain Patiala Ki Rao also passed at a backside at a distance of around 150-200m of the proposed site. One side of the borewell for supplying fresh water to Civil Hospital, Mohali is also located within the project site. The representative informed that after the expansion the overhead will be demolished and underground water tank will be constructed in its place for supplying water to Civil Hospital, Mohali.*
- 2) As per the boundary limits site shown by the project proponent during the visit, there is no MAH industry/cement plant/ grinding unit/ rice sheller/ saila plan/ stone crushing/ screening curd washing unit/ hot mix plant/ brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500m from the boundary of the proposed site.*
- 3) GMADA has laid down water drain and sewer in the sector-56 Mohali.*

It is further intimated that the proposed site is situated within the jurisdiction of M.C, Mohali/GMADA. However, the STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STP installed by GMADA authorities is yet to be made.”

Deliberations during 217th meeting of SEAC held on 28.03.2022.

The meeting was attended by the following:

- (i) Mr. Rakesh Dumir, Assistant Vice President of M/s Hometrail Buildtech Private Limited.
- (ii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) 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:

S.no.	Description	Details
1.	Name & Location of the project	Expansion of Max Super Speciality Hospital (A Unit of Hometrail Buildtech Pvt. Ltd.) located near Civil Hospital, Phase VI, SAS Nagar, Mohali by M/s Hometrail Buildtech Pvt. Ltd.
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 45,401.282 sq.m.
3.	Proof of ownership of land mentioning Khasra no. & ownership details (Latest Jamabandi or Registry)	A copy of Lease deed executed between the Governor of State of Punjab with M/s Hometrail Estates Private Limited for total land of 3.15 acres on 31.10.2009 valid for 50 years submitted. A copy of lease deed for executed between the Governor of State of Punjab with M/s Hometrail Estates Private Limited for total land of 0.92 acres on 24.01.2022 valid for 39 years submitted for expansion of Super Speciality Max Hospital by 100 additional beds or more.
4.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	A self-declaration to the effect that the project does not required clearance under Forest Conservation Act 1980 submitted.
5.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL)	City Bird Sanctuary and Sukhna Wildlife Sanctuary are located at a distance of 6.28 km and 10.05 km respectively from the project location.

6.	Classification/Land use pattern as per Master Plan	The site of the project falls within the Institutional zone as per Master Plan of SAS Nagar as per the location shown by the project proponent in the Master Plan.					
7.	Cost of the project	Total estimated project cost on land, building & plant & machinery is Rs. 298.97 crores after expansion.					
8.	Detail of various components						
	S.no.	Description	Particulars	unit			
	18.	Plot Area (4.07 acres)	16,470.696	Sq.m.			
	19.	Proposed Built Up Area	45,401.282	Sq.m.			
	20.	Number of Building Blocks	1 Existing building & 1 new tower	Nos.			
	21.	Max. Height of Building	36.8	m			
	22.	Max. No of Floors	3B+G+8+Terrace	-			
	23.	Expected Population	3,440	Persons			
	24.	Proposed Built Up Area	45,401.282	Sq.m.			
	25.	Total Water Requirement	349	KLD			
	26.	Freshwater requirement	245	KLD			
	27.	Wastewater Generation	284	KLD			
	28.	Proposed ETP Capacity	25	KLD			
	29.	Proposed STP Capacity	350	KLD			
	30.	Treated Water Available for Reuse	278	KLD			
	31.	Flushing water requirement	104	KLD			
	32.	Treated waste Water for Cooling water makeup	80	KLD			
	33.	Maximum treated water to be discharged into sewer	170	KLD			
	34.	Maximum treated water to be utilized in the green area of 1971.74 sqm	11	KLD			
	35.	Rain Water Harvesting Potential	190	m ³ /hr			
	36.	Proposed Green Area	1971.74	Sq.m.			
	37.	Municipal Solid Waste Generation	1195	kg/day			
9.	Details of water requirement and flushing water requirement as per the components mentioned in description:						
	S. No.	Description	No. of persons	Criteria for total water requirement	Total water requirement (in KLD)	Criteria for flushing water requirement	Flushing water requirement (in KLD)
	1.	Patients	390	450 lpcd	176	150 lpcd	59
	2.	Staff (Doctors, Nurses/Ward Boys,	2000	45 lpcd	90	20 lpcd	40

	Administrative staff, Housekeeping, Security, etc.)					
3.	OPD	1000	15 lpcd	15	5 lpcd	5
4.	Dialysis	50	200 lpcd	10	-	-
5.	Lab/CSSD	-	Lumpsum	13	-	-
6.	Kitchen	3000 meals/day	15 lt./meal/day	45	-	-
Total				349 KLD		104 KLD
10. Details of Waste Water generation, treatment and disposal during Operation Phase (Summer, Rainy, Winter):						
Wastewater Generated (@ 80% of water demand i.e. 80% of 326 KLD)						261 KLD
Wastewater generated @100 for Clinical & Dialysis water demand i.e. 100% of 23 KLD						23 KLD
Proposed STP Capacity						350 KLD
Proposed ETP Capacity						25 KLD
Green area water req.				1971.74 sq.m		
Summer (@ 5.5 lt./m ² /day)						11 KLD
Winter (@ 1.8 lt./m ² /day)						4 KLD
Monsoon (@ 0.5 lt./m ² /day)						0.9 KLD ≈ 1 KLD
Make up water for Cooling tower						80 KLD
11.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water		A copy of permission for abstraction of groundwater from PWRDA obtained for abstraction of 180 KLD of groundwater submitted. Further, an application has been submitted to PWRDA regarding abstraction of additional quantity of 90 KL of groundwater. A copy of acknowledgement dated 25.01.2022 for abstraction of 90 KLD of groundwater submitted.			
12.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waste water being disposed in MC sewer		Out of total quantity of 284 KLD of the wastewater generation, 261 KLD will be generated from domestic activities and remaining 23 KLD shall be generated from dialysis and laboratory section. The entire quantity of 261			

	<p>then also mention the details of NOC from competent authority</p>	<p>KLD of wastewater shall be treated in the STP of capacity 350 KLD and remaining 23 KLD will be treated in ETP of capacity 25 KLD to be installed within project premises. The details of the breakup of the utilization of wastewater is as under: -</p> <table border="1" data-bbox="756 407 1461 659"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal into sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>104</td> <td>11</td> <td>83</td> </tr> <tr> <td>Winter</td> <td>104</td> <td>4</td> <td>170</td> </tr> <tr> <td>Monsoon</td> <td>104</td> <td>1</td> <td>93</td> </tr> </tbody> </table> <p>1. A copy of permission issued GMADA vide letter no. 5722 dated 19.12.2012, wherein it has been mentioned that the Project Proponent is hereby granted sewerage connection subject to the certain conditions submitted.</p>	Season	Flushing (KLD)	Green area (KLD)	Excess Disposal into sewer (KLD)	Summer	104	11	83	Winter	104	4	170	Monsoon	104	1	93
Season	Flushing (KLD)	Green area (KLD)	Excess Disposal into sewer (KLD)															
Summer	104	11	83															
Winter	104	4	170															
Monsoon	104	1	93															
13.	<p>Details of Rainwater recharging/Harvesting (m³/hr) proposal & technology proposed to be adopted</p>	<p>1 Rain Water Recharging pit has been proposed for artificial rain water recharge from the expansion proposal within the project premises. In addition, 2 recharge pits are already constructed in the existing hospital building.</p>																
14.	<p>Details of Solid waste generation (Qty), treatment facility and its disposal arrangement</p>	<p>1. During Operation Phase, about 1,195 kg/day (@ 1.5 kg/bed/day for patients and @ 0.2 kg/capita/day for floating) of solid waste will be generated. Out of which, 585 kg/day of Bio Medical Waste will be generated. A copy of agreement executed M/s Rainbow Environments Private Limited on 23.02.2017 for lifting bio medical waste of the Hospital which valid for 5 years submitted.</p> <p>2. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area will be earmarked for segregation of solid waste. Biodegradable waste will be composted by use of 1 Mechanical Composter. Agreement has been done with M/s Shani Enterprises for General waste and disposal i.e. cardboard, Plastic bottle, Newspaper, Wooden item, which is valid up to 31.10.2022.</p>																
15.	<p>Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement</p>	<p>1. Used oil from DG set will be generated which will be sold to authorized vendor. Used oil is being periodically sold to authorized vendors (BRS Lubricant) as per The Hazardous Wastes (Management & Handling) Rules, 1989 and its amendments. Agreement executed with M/s BRS Lubricants for disposal of used oil has been submitted.</p> <p>2. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its</p>																

		amendments.	
16.	Detail of DG sets	<ol style="list-style-type: none"> Existing power demand of the hospital is 970 KW which is being provided by Punjab State Power Corporation Limited. Total Power requirement after expansion will be 1,195 KW. 2 DG sets of capacity 650 KVA each are existing. These DGs will be replaced by 2 DG sets of 1250 KVA capacity each. 	
17.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.	
18.	Energy Requirements & Saving	65 kWp Solar PV will be installed on roof top for energy conservation.	
19.	Details of Environmental Management Plan		
	<u>(During Construction Phase)</u>		
	S.No.	Title	Capital Cost (in Lakhs)
			Recurring Cost (in Lakhs per Annum)
	1.	Air Pollution Control (Tarpaulin sheets, DG set stack height, water sprinklers)	10
	2.	Water Pollution Control (Proposed STP of 350 KLD & ETP of 25 KLD)	295
	3.	Noise Pollution Control (Acoustic enclosure)	2
	4.	Landscaping	4
	5.	Solid Waste Management (Composter of 300 kg capacity)	13
	6.	Rain water Recharging (1 RWR Pit)	5
	7.	Energy Conservation (65 kWp Solar PV)	50
	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9
		Total	388
			10.5
	<u>(During Operation Phase)</u>		
	S.No.	Title	Recurring Cost

		(in Lakhs per Annum)
1.	Air Pollution Control	0.5
2.	Water Pollution Control (Proposed STP of 350 KLD & ETP of 25 KLD)	49
3.	Noise Pollution Control	0.5
4.	Landscaping	2
5.	Solid Waste Management (Composter of 300 kg capacity)	2
6.	Rain water Recharging (3 RWR Pits)	1.5
7.	Energy Conservation	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2
Total		59.5
20.	<p>Details of green belt development shall include following:</p> <p>c) No. of tree to be planted against the requisite norms.</p> <p>d) Percentage of the area to be developed.</p>	<p>c) Trees required = @ 1 tree per 80 sq.m. of plot area = $16,470.696 / 80 = 206$ trees. Existing plantation= 207</p> <p>d) Total green area measures 1971.74 sq.m. (11% of plot area) within the project.</p>

During meeting, the Project Proponent apprised the Committee that the existing built-up area of the project is 17,770 sqm and the proposed built-up area shall be 45,401.282 sqm. The built-up area of the hospital shall be increased in such a way that the existing administration block will be demolished and new tower will be constructed in place of said block. The details of the existing & proposed built-up area of the hospital to be constructed is as under:

S. No.	Description	Existing Built-up area	Existing Admin Block Area (in sq.m.) To be demolished	Built-up Area (in sq.m.)
1	Basement 3			2485.25
2	Basement 2	1022.526		2485.25
3	Basement 1	3154.633		2485.25
4	Ground Floor	3375.694	355.298	2222.95
5	1 st Floor	3157.581	389.085	2222.95
6	2 nd Floor	3157.581		2222.95
7	3 rd Floor	3157.581		2111.75

8	4 th Floor			2066.25
9	5 th Floor			2066.25
10	6 th Floor			2066.25
11	7 th Floor			2142.85
12	8 th Floor			2096.5
13	Terrace (Fire rescue ramp + mummy)			1422.24 +279
Total		17025.60	744.383	28,375.69
Total Built up area (Existing BUA + new tower BUA – existing Admin block BUA)		17025.60 + 28375.69 – 744.383 = 45,401.282 sq.m.		

The Committee asked the Project Proponent to verify the existing built-up area of 17770 Sqm. from the approved structural Engineer.

The Committee further observed that the Project Proponent has proposed to construct building block of configuration G + 2 floor along with 3 No. of basements. As the proposed structure is located near to the existing structure, therefore the structural safety of the proposed building needs to be taken care of. The Committee asked the Project Proponent to submit a certificate from authorized structural engineer that during the execution of 3 No. of basements, there shall be no danger to the structural stability of existing adjoining buildings.

The Committee further observed that the water consumption for the laundry section of the hospital has not been considered. The Project Proponent informed that there is no laundry within the Hospital.

The Committee further observed that the hospital was granted Consent to Operate under the provisions of Water Act 1974 valid up to 31.03.2022 for discharge of 180 KLD of domestic effluent into sewer and treatment of 20 KLD of trade effluent. However, as per proposal, excess treated wastewater of 170 KLD has been proposed to be discharged into sewer. The Committee asked the Project Proponent to clarify as to how the excess treated wastewater generated after expansion has been reduced despite of increase in the number of beds. No satisfactory reply was given by the promoter company.

The Committee further observed that the Project Proponent has proposed to install STP based on Membrane Bioreactor Technology for the treatment of the wastewater generated from the hospital. The capital cost proposed for the installation of the ETP seems to be on lower side and needs to be revised. The Project Proponent agreed to the same and assured the Committee to submit the revised EMP after incorporating the capital cost.

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

1. The Project Proponent shall submit the layout plan, verifying the built-up area constructed as on date, from the approved structural Engineer.
2. The Project Proponent shall submit a certificate from authorized structural engineer that during the execution of 3 No. of basements, there shall be no danger to the structural stability of existing adjoining buildings.
3. The Project Proponent shall justify the decrease in the generation of excess treated wastewater from the project despite of increase in number of beds.
4. The Project Proponent shall submit the revised EMP after revising the capital cost for installation of STP & ETP.

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Mr. Rakesh Dumir, Assistant Vice President of M/s Hometrail Buildtech Private Limited.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Project Proponent presented the reply of ADS through online Parivesh Portal as under:

Sr. No.	Observations	Reply
1.	The Project Proponent shall submit the layout plan, verifying the built-up area constructed as on date, from the approved structural Engineer	Undertaking stating the break-up of existing built-up area of 17,770 sq.m. along with floor wise layout plans verified by architect and structural engineer submitted.
2.	The Project Proponent shall submit a certificate from authorized structural engineer that during the execution of 3 No. of basements, there shall be no danger to the structural stability of existing adjoining buildings	Structural Safety Certificate from authorized structural engineer stating that there will be no danger to the existing adjoining buildings submitted.
3.	The Project Proponent shall justify the decrease in the generation of excess treated wastewater from the project despite of increase in number of beds	It is to highlight that the project has approved discharge of 180 KLD. However, recycling practices are being carried out within the project premises to utilize maximum treated wastewater. Thus, as per actual scenario, excess treated wastewater of approx. 90 KLD is being discharged into GMADA sewer against the

		approved quantity of 180 KLD. After expansion, treated wastewater of 170 KLD will be disposed of into GMADA sewer which is less than the approved quantity.
4.	The Project Proponent shall submit the revised EMP after revising the capital cost for installation of STP & ETP	Amount of Rs. 243 Lakhs and Rs. 20.5 Lakhs per annum will be spent on EMP as capital and recurring cost respectively. Undertaking regarding the revised EMP submitted.

After perusal of the reply submitted by the Project Proponent, the Committee was not satisfied with the reply given by the Project Proponent to justify the decrease in the generation of excess wastewater from the project despite of increase in numbers of beds.

The Project Proponent explained that the hospital was granted consent to operate under Water Act 1974 for discharge of 180 KLD of treated waste water into sewer. Presently, it is discharging 68 KLD of treated wastewater into GMADA sewer and after expansion it is proposed to discharge maximum quantity of 170 KLD of excess treated wastewater being generated during winter season into GMADA sewer after recycling of treated waste water for flushing, horticulture and make up water for cooling tower. Therefore, there shall be an increase of 102 KLD of excess treated wastewater to be discharged into GMADA sewer after expansion. The Committee was satisfied with the reply given by the project proponent.

The Committee asked the Project Proponent to submit the topographical map showing the distance of the nearest Wildlife Sanctuary i.e. Sukhna Wildlife Sanctuary from the Project Site duly authenticated by the Competent Authority. The Project Proponent submitted the topographical map duly authenticated by Deputy Conservator of Forest, Department of Forest, UT Chandigarh mentioning the distance of 10.05 Km from Sukhna Wildlife Sanctuary and 6.28 km from City Bird Sanctuary. The Committee took the reply of the project proponent on record.

The Committee asked the Project Proponent to submit the details pertaining to capital cost of STP and ETP along with the breakup of operation and maintenance cost. The Project Proponent submitted the said details which were taken on record by the Committee. The cost breakup of capital cost incurred for STP and ETP along with operation phase is as under:

Sr. No.	Description	Cost (in Lakhs)
1.	STP of 350 KLD based on MBR Technology	
	1. Mechanical equipment, electrical, membrane, etc	130
	2. Civil Structure	120

		Rs. 250 Lakhs
2.	ETP of 25 KLD 1. Mechanical equipment, electrical, etc 2. Civil/MS Structure	25 20 Rs. 45 Lakhs
	Total	Rs. 295 Lakhs

Sr. no	Description	Cost (in Lakhs)
1.	STP of 350 KLD & ETP of 25 KLD <ul style="list-style-type: none"> • Manpower (4 Operators + 1 Helper) • Consumable • Electricity (375 units X Rs. 10 per unit x 365 days) • Replacement of membrane every 5 years (Rs. 65 Lakhs/5) • Misc (Sludge disposal, regular testing, etc) 	9 11 14 13 02
	Total	Rs. 49 Lakhs

The Committee was satisfied with the reply and presentation given by the Project Proponent and 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 recommendations to grant Environment Clearance under EIA Notification, 2006 for the establishment of Max Super Specialty Hospital located at Sector 56, SAS Nagar, Mohali, Punjab by M/s Hometrail Buildtech Private Limited, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following special condition along with other standard conditions: -

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including 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 structural safety of buildings, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 abstraction of ground water/ 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 Chief Controller of Explosives, Fire Department, 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 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 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site 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 ambient air quality at the site.
- iii) The project proponent shall install 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 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, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and cutting of building material in open area shall be prohibited. 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 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India shall be complied with.
- xvi) Roads leading to or at 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total domestic water requirement for the project will be 349 KL/day, out of which fresh water demand of 245 KL /day shall be met through own tube well. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 284 KL/day, which will be treated in STP of capacity 350 KL/day to be installed within the project premises. As proposed, treated wastewater available at outlet of STP will be disposed as under: -

Season	Flushing (KLD)	Green area (KLD)	Excess Disposal into sewer (KLD)
Summer	104	11	83
Winter	104	4	170
Monsoon	104	1	93

- 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 construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in 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 waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) 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.

- xi) 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.
- xii) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines 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 grey water	Green with strips
g)	Storm water	Orange

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

- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 3 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during 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 site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xxi) No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed 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 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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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 day lighting 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 installation of LEDs for lighting the area outside the building should be 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 roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- v) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vi) 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 environment friendly materials.
- vii) Fly ash should be used as 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.
- viii) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- ix) 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 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 planting of 207 trees in the project area at the identified location, as 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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) Where the trees need to be cut with prior permission from the concerned local Authority, 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.
- iv) 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 plantation of the proposed vegetation on site.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 National Building Code of India should be followed.
- iii) 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, 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 on a regular basis.

- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter 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) 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 competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs.388 Lacs towards the capital cost and Rs. 10.5 Lacs/annum towards recurring cost in the construction phase of the project and Rs. 59.5 lacs as recurring cost in the operation phase including the environmental monitoring cost as per the details given as under:

During Construction Phase)

S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (Tarpaulin sheets, DG set stack height, water sprinklers)	10	0.5
2.	Water Pollution Control (Proposed STP of 350 KLD & ETP of 25 KLD)	295	3
3.	Noise Pollution Control (Acoustic enclosure)	2	0.5
4.	Landscaping	4	1.5
5.	Solid Waste Management (Composter of 300 kg capacity)	13	1.5

6.	Rain water Recharging (1 RWR Pit)	5	0.5
7.	Energy Conservation (65 kW Solar PV)	50	1
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2
Total		388	10.5

(During Operation Phase)

S.No.	Title	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control	0.5
2.	Water Pollution Control (Proposed STP of 350 KLD & ETP of 25 KLD)	49
3.	Noise Pollution Control	0.5
4.	Landscaping	2
5.	Solid Waste Management (Composter of 300 kg capacity)	2
6.	Rain water Recharging (3 RWR Pits)	1.5
7.	Energy Conservation	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2
Total		59.5

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent shall obtain 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 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 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, commitment 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 Project Proponent shall use water efficient fixtures to reduce water consumption.
- ii) The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.
- iii) The Project Proponent shall develop 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) The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- v) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

- vi) 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 rain water etc is not impeded or disrupted in any manner.

Item no. 218.04: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of group housing Project namely “ATULYAM THE BLISS” at Sector 88, SAS Nagar, (Punjab) by M/s Apoorva Leasing Finance and Investment Company Limited, (Proposal No. SIA/PB/MIS/259742/2022).

The project proponent has submitted an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of group housing Project namely “ATULYAM THE BLISS” at Sector 88, SAS Nagar, (Punjab). The total land area of the project is 24803.88 sqm with proposed built-up area of 101659 Sqm. The Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents as per the checklist approved by SEIAA along with processing fee amounting to Rs. 203318/- paid vide Cheque No. 050027 dated 04.03.2022. The fee deposited by the Project Proponent has been checked & verified by supporting staff SEIAA. The total cost of the project is Rs. 249 Cr.

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

PPCB was requested to send the latest construction status report of the project through e-mail on 09.03.2022. Punjab Pollution Control Board vide letter no. 1939 dated 22.03.2022 has sent the latest construction status report with details as under:

“Vide above referred e-mail dated 9/3/2022, it has been informed that the project proponent namely M/s Apoorva Leasing Finance and Investment Company Limited has applied for obtaining Environment Clearance for establishment of the group housing project namely, Atul yam-The Bliss” located at Sector- 88, Mohali and sought report on the construction status of the project, status of physical structures within 500 m and whether the site meets the prescribed criteria for setting up of such type of projects.

As per project proposal submitted by the project proponent, the project proponent will develop 264 flats and 17 shops in the project and has proposed that wastewater @ 144 KLD will be generated and has proposed to install STP of 200 KLD capacity based on SBR technology.

The proposed site of project was visited by officer of the PPCB on 10/3/2022 and the point wise reply of the comments sought by SEIAA are given as under:

- 1) *The project site is in 6.25 acres and no demarcation has been done and the site was vacant. No construction work/site development work has been started at the site.*
- 2) *As per the boundary limits site shown by the project proponent during the visit, there is no MAH industry/ cement plant/ grinding unit/ rice sheller/ saila plan / 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 industries is located within a radius of 500m from the boundary of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*
- 3) *GMADA has laid storm water drain and sewer in the sector 88 Mohali. It is further intimated 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.”*

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Mr. Sanjay Tyagi, Project Head M/s Atulyam the Bliss
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

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

Sr. No.	Item	Details
1.	Name and Location of the project	“ATULYAM- THE BLISS” Sector-88, SAS Nagar, Mohali.
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	Building and Construction project covered under category 8(a) having built up area greater than 20,000 sqm.
3.	Whether the project is in critical polluted area or not.	No, the site of the project located in Sector 88, SAS Nagar.

4.	<p>If the project involves diversion of forest land. If yes,</p> <p>a)Extent of the forest land.</p> <p>b) Status of the forest clearance.</p>	<p>No, a self-declaration in this regard submitted by the Project Proponent.</p>
5.	<p>a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900.</p> <p>b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.</p>	<p>No, the project does not required clearance under Forest Conservation Act 1980 and Wild Life (Protection) Act 1972. Further, no PLPA land is involved in the project. Furthermore, project does not fall under eco-sensitive zone.</p>
6.	<p>If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes,</p> <p>a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site.</p> <p>b) Status of clearance from</p>	<p>No, project does not fall under eco-sensitive zone</p> <p>NA</p> <p>NA</p>

	National Board for Wild Life (NBWL).																																																						
7.	Classification/Land use pattern as per Master Plan	Residential, a copy of allotment letter issued by GMADA vide memo no. EO/2022/1315 dated 21.01.2022 for establishment of group housing project in the name of M/s Apoorva Leasing Finance and Investment Company Limited submitted.																																																					
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	The Project Proponent has submitted allotment letter issued by GMADA wherein a condition has been incorporated that the allottee shall be entitled for storm and sewer water connection in the main sewer and storm network developed by GMADA. Further, another condition has also been imposed that the GMADA shall provide domestic water connection and tertiary treated effluent to the allottee for use in flushing and gardening purpose.									
12.	Rain water recharging detail	Rain water will be collected in 7 No. of recharging pits which will recharge the rooftop rainwater of buildings after treatment through Oil & Grease traps								
13.	Solid waste generation and its disposal	a) 535 kg/day (1354 person X 0.4 Kg/capita/day) b) Solid wastes will be appropriately segregated at source by providing bins into recyclable, Bio-degradable Components, and non- biodegradable. Mechanical Composter will be provided for treatment of biodegradable component of the solid waste.								
14.	Hazardous Waste & EWaste	Cat 5.1 Qty 50-100 ltr. Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.								
15.	Energy Requirements & Saving	a) 2000 KW from PSPCL. b) 2x 500 KVA, 1x240, 2x 125 KVA Saving measures: <ul style="list-style-type: none"> • Solar Light 20 No = 30 KWHD • Common area (700) lights replaced with LED= 378 KWHD • Solar water heater for the total water required= 500 Ltr • Energy Saving @2200 KWH annually with 100 litres solar heated water use/day • Energy Saved 500 x2200/100=11000KWH/Year = 30KWHD Total Energy saved/day 30+378+30 = 438 KWHD								
16.	Details of green belt development shall include following: No. of tree to be planted against the requisite norms.	Trees required = @1 Tree per 225 sq.m. of Built up area = 101659/ 225 = 452 trees. Trees required = @1 Tree per 80 sq.m. of land area = 24803.88/ 80 = 310 trees Total No. of plantation required= 452 trees Total No. of trees proposed to be planted= 460 trees								
17.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase General Manager, Project will be responsible for implementation of the EMP and during operation phase Director shall be responsible for implementation of EMP. The details of the activities to be undertaken under the rubric of the EMP is as under:								
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Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for Sanitation System	3.0	1.5
3.	Wind breaking curtains	13.0	5.0
4.	Sprinklers for suppression of dust	3.0	2.0
5.	Sewage Treatment Plant	50.0	--
6.	Solid Waste Segregation & Disposal	15.0	--
7.	Green Belt including grass coverage	35.0	--
8.	RWHP	13.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.40
11.	Noise Level Monitoring (Every Month)	--	0.50
Total		132.5	15.4
Operation Phase			
1.	Sewage Treatment Plant	--	4.5
2.	Solid Waste segregation & Disposal	--	4.0
3.	Green Belt including grass coverage	--	10.0
4.	RWHP	--	2.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.40
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	1.0
Total		--	27.4

During meeting, the Committee observed that the Project Proponent proposes to construct building blocks of height S+33 floors and the proposed site of the project is located near the Airport as such the Project Proponent is required to obtain permission from Airport Authority of India. The Project Proponent informed the Committee that he has already applied to Airport Authority of India and

submitted an acknowledgment of application dated 21.01.2022 submitted to the Competent Authority. The Committee took the copy of acknowledgment on record.

The Punjab Pollution Control Board in his visit report indicated that the STP installed by GMADA Authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STPs installed by GMADA Authorities is yet to be made. In this regard, the Committee considered the letter issued by GMADA vide letter no GMADA/CE/2021/215 dated 23.02.2022 wherein it was mentioned that GMADA has already allotted the work of augmentation of STP in sector 83, Mohali from 10 MGD to 15 MGD by upgrading its technology to SBR at a total cost of Rs. 145 crores (including O&M for 10 years). Further out of 15 MGD, GMADA is also constructing tertiary treatment plant of 5 MGD capacity on ultra-filtration technology. This plant would take care of the sewage generated from Sector 48 to Sector 81 in master plan of Mohali.

The Committee perused the details of solid waste generation mentioned as 535 Kg per day and asked the Project Proponent to earmark the dedicated area for carrying out management of solid waste generated from the project. The Project Proponent submitted solid waste management layout plan by earmarking 100 Sqm dedicated area for carrying out the composting and sorting of dry fraction of waste. He further informed the Committee that mechanical composter of capacity 200 Kg per day shall be installed to convert the wet component of solid waste to compost and thereafter the said compost shall be utilised in the plantation area. Further, the dry fraction of the waste shall be segregated into different fractions including paper, plastic, metal, glass, rags and inert. All these fractions of dry waste shall be stored in partition under shed area. The recyclable component of dry fraction shall be given to the authorised recyclers and inert waste shall be sent to sanitary landfill site.

The Committee was satisfied with the reply and presentation given by the Project Proponent and 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 recommendations to grant Environment Clearance under EIA Notification, 2006 for the establishment of group housing Project namely "ATULYAM THE BLISS" at Sector 88, SAS Nagar, (Punjab) having total land area of the project as 24803.88 sqm with proposed built-up area of 101659 Sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions: -

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including 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 structural safety of buildings, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 abstraction of ground water/ 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 Chief Controller of Explosives, Fire Department, 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 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 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site 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 ambient air quality at the site.
- iii) The project proponent shall install 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 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, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and cutting of building material in open area shall be prohibited. 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 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India shall be complied with.
- xvi) Roads leading to or at 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total domestic water requirement for the project will be 180 KL/day, out of which fresh water demand of 121 KL /day shall be met through GMADA. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

- v) a) The total wastewater generation from the project will be 144 KL/day, which will be treated in STP of capacity 200 KL/day to be installed within the project premises. As proposed, treated wastewater available at outlet of STP will be disposed as under: -

Sr. No.	Season	Total Water Consumption (KLD)	Wastewater generation (KLD)	Treated Wastewater generation (KLD)	Reuse for Flushing (KLD)	Green Area requirement (KLD)	Into Sewer (KLD)
1.	Summer	180	144	144	59	40	45
2.	Winter	180	144	144	59	13	72
3.	Rainy	180	144	144	59	04	81

- 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 construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in 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 waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) 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.

- xi) 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.
- xii) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines 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 grey water	Green with strips
g)	Storm water	Orange

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

- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 7 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during 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 site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xxi) No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed 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 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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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 day lighting 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 installation of LEDs for lighting the area outside the building should be 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 roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- v) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vi) The Project Proponent shall leave 100 sqm of land within the project for management of solid waste generated from the project and shall install mechanical composter of capacity 200 kg/day for treatment of the biodegradable waste & material recovery facility for segregation of dry waste at the said piece of land.
- vii) The Project Proponent shall give the recyclable fraction of dry waste to the authorized recyclers only.
- 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 environment friendly materials.
- ix) Fly ash should be used as 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 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 planting of 460 trees in the project area at the identified location, as 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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) Where the trees need to be cut with prior permission from the concerned local Authority, 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.
- iv) 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 plantation of the proposed vegetation on site.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 National Building Code of India should be followed.

- iii) 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, 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 on a regular basis.
- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter 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) 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 competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs.132.5 Lacs towards the capital cost and Rs. 15.4 Lacs/annum towards recurring cost in the construction phase of the project and Rs. 27.4 lacs as recurring cost in the operation phase including the environmental monitoring cost as per the details given as under:

Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for Sanitation System	3.0	1.5
3.	Wind breaking curtains	13.0	5.0

4.	Sprinklers for suppression of dust	3.0	2.0
5.	Sewage Treatment Plant	50.0	--
6.	Solid Waste Segregation & Disposal	15.0	--
7.	Green Belt including grass coverage	35.0	--
8.	RWHP	13.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.40
11.	Noise Level Monitoring (Every Month)	--	0.50
	Total	132.5	15.4
Operation Phase			
1.	Sewage Treatment Plant	--	4.5
2.	Solid Waste segregation & Disposal	--	4.0
3.	Green Belt including grass coverage	--	10.0
4.	RWHP	--	2.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.40
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	1.0
	Total	--	27.4

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent shall obtain 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 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 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, commitment 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 Project Proponent shall use water efficient fixtures to reduce water consumption.
- ii) The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.
- iii) The Project Proponent shall develop 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) The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- v) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- vi) 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 rain water etc is not impeded or disrupted in any manner.

Item No.218.05: Application for obtaining Environmental clearance under EIA notification dated 14.09.2006 for expansion of steel manufacturing unit having existing capacity 28,000 TPA of Steel Billets/Ingots to 2,90,500 TPA of Steel Billets/Ingots and Rolled/Flats products having capacity 1,40,000 TPA to 2,90,500 TPA at Village Harian, P.O. Uppal, Machiwara Road, Tehsil Koom Kalan, District Ludhiana, Punjab by M/s Aarti Steel Limited (Proposal No. SIA/PB/IND /73698 /2021).

The industry has applied for expansion of steel manufacturing unit “M/s Aarti Steel Limited (Machhiwara Plant)” from existing capacity of 28,000 TPA of Steel Billets/Ingots to 2,90,500 TPA of Steel Billets/Ingots and Rolled/Flats products having capacity 1,40,000 TPA to 2,90,500 TPA by addition of 2 induction Furnaces and upgradation of rolling mill at Village Harian, P.O. Uppal, Machiwara Road, Tehsil Koom Kalan, District Ludhiana, Punjab. The project is covered under Activity 3(a) & Category ‘B1’.

The industry has proposed to install additional 2 Induction Furnaces of capacity 25 TPH each, Ladle Refining Furnace of 30 TPH, Vacuum Degasser, 1 Concast and upgradation of existing rolling Mill. Total capacity of the project after expansion will be 2,90,500 TPA steel billets/ingots rolled/flats products.

The Industry was issued Terms of Reference for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/MS/2021/4007 dated 04.05.2021.

The total cost of the project is Rs 204.04 Crore. The project proponent submitted the Form-2, Pre-feasibility report and other additional documents on online portal. He has also deposited the processing fee amounting to Rs. 15,30,347/- through NEFT No. SBINR52022022869547703 dated 28.02.2022, as checked and verified by supporting staff SEIAA.

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

The Member Secretary, PPCB vide letter No. 1261 dated 21.01.2022 conveyed proceeding of public hearing held on 21.10.2021, wherein the comments on suitability of site, adequacy of pollution control proposals and construction status has been incorporated as under:

“The site was visited by the officer of the Board on 21.10.2021 and the observed that :-

1. *The site of the project is located at Village Harian, P.O Uppal, Machiwwara Road, The. Koom Kalan, Distt. Ludhiana. **No proposed machinery has been installed/arrived at site.***

2. *The industry has obtained Consent to Establish under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 from the Board vide no. CTE/Fresh/LDH12020/14178271 dated 25.11.2020 valid upto 24.11.2021 for production of Rolled & Flat Products @ 374 MT/day & Ingots/Billets @ 73.6 MTD (2800 TPA) by induction furnace of capacity 8 TPH and reheating furnace. The installation of the said machinery was under progress during visit.*
3. *The industry has proposed to install the side hood along-with pulse jet bag house as APCD with its induction furnace as per the design of PSCST, Chandigarh and Alkali Scrubber with Rolling mill. Hence the APCD proposed is principally adequate.*
4. *The industry has proposed to do the expansion in its existing premises which is already constructed.*
5. *As per the District Town Planner, Ludhiana letter no. 2457 dated 23.10.2020, the site falls in the Industrial Area as per the Master Plan, Samrala (2012-31). As such, the site is suitable for said project. As per the board vide circular no. Mega/2020/77 Dated 29.01.2020 has laid down the procedure for sending the status report of the projects to the SEIAA/SEAC.”*

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Mr. Krishan Kumar, General Manager, M/s Aarti Steel Limited.
- (ii) Sh. V.K. Verma, General Manager, M/s Aarti Steel Limited.
- (iii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iv) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Industry & Project Proponent:	M/s Aarti Steels Limited (Machhiwara Plant)
1.2	Proposal No.:	SIA/PB/IND/73698/2021
1.3	Location of Industry:	Village- Harian, P.O. Uppal, Tehsil- Koom Kalan, Machhiwara road, District- Ludhiana, Punjab.
1.4	Details of Land area:	22.88 Acres (92613 sqm)
1.5	Category under EIA notification dated 14.09.2006	Activity 3(a) and Category B1

1.6	Cost of the project	The total cost of project shall be Rs. 204.04 Crores after expansion.
1.7	Compliance of Public Hearing Proceedings	During public hearing, Shri Amar Singh, Panch of Village Harian, P.O Uppal, Machhiwara Road, District Ludhiana, being the representative of the Villagers requested that all the villagers be provided suitable job in the industry and free Medical services may be provided to the Villagers Sh. Mewa Singh R/o Village Harian also submitted the same requests. The Project proponent assured that the demands to the Villagers will be kept in mind and suitable Jobs and Medical Services will be provided as and when the unit comes in operation.
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project falls in industrial Land Use Zone as per master plan Samrala (2012-2031).
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<ol style="list-style-type: none"> 1. The industry falls in industrial Land Use Zone as per master plan Samrala (2012-2031). 2. Further, permission for CLU for the land area of 72.561 acres falling at village Harian and Bhamkalan, Tehsil Koom Kalan, District Ludhiana obtained in the name of M/s Aarti International Limited from CTP, Department of Town & Country Planning vide memo no. 6162 dated 14.12.2016. 3. A copy of lease deed executed between M/s Aarti Steel Limited and M/s Aarti International Limited for the total land area of 45344.75 sqyards submitted. 4. A copy of lease deed executed between M/s Aarti Steel Limited and M/s Aarti International Limited for the total land area of 4386.25 sqyards submitted. 5. Furthermore, permission for CLU for the land area of 12.625 acres falling at village Harian, Tehsil Koom Kalan, District Ludhiana obtained from CTP, Department of Town & Country Planning vide memo No. 2666 STP (L)/TW12-A dated 07.12.2020.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No, a self-declaration to the effect that no land covered under the Forest Conservation Act 1980 is involved in the project submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, a self-declaration to the effect that no land covered under the Punjab Land Preservation Act 1900 submitted.

3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary exists in the vicinity of the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972. A self-declaration in this regard submitted.																														
3.4	Distance of the industry from the Critically Polluted Area.	17 km.																														
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	No, the industry is not located in any Eco-sensitive zone.																														
3.6	Green area requirement and proposed No. of trees:	33% of total area i.e. 31200 sqm is kept for green belt development. Total number of trees proposed to be planted- 4678 no.																														
4.	Details of Machinery & Population																															
4.1	Details of Machinery	<table border="1"> <thead> <tr> <th>S.No.</th> <th>PARTICULARS</th> <th>EXISTING</th> <th>PROPOSED</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Induction Furnace</td> <td>1X8 TPH</td> <td>2X25</td> <td>1X8 TPH, 2X25 TPH</td> </tr> <tr> <td>2.</td> <td>Laddle Refining Furnace</td> <td>Nil</td> <td>30 TPH</td> <td>30 TPH</td> </tr> <tr> <td>3.</td> <td>Rolling Mill</td> <td>01 No.</td> <td>The capacity of existing rolling mill to be upgraded from 140000 TPA to 290500 TPA</td> <td></td> </tr> <tr> <td>4.</td> <td>Concast</td> <td>01 No.</td> <td>Nil</td> <td>01 No.</td> </tr> <tr> <td>5.</td> <td>Vacuum Degasser (VD)</td> <td>Nil</td> <td>01 No.</td> <td>01 No.</td> </tr> </tbody> </table>	S.No.	PARTICULARS	EXISTING	PROPOSED	TOTAL	1.	Induction Furnace	1X8 TPH	2X25	1X8 TPH, 2X25 TPH	2.	Laddle Refining Furnace	Nil	30 TPH	30 TPH	3.	Rolling Mill	01 No.	The capacity of existing rolling mill to be upgraded from 140000 TPA to 290500 TPA		4.	Concast	01 No.	Nil	01 No.	5.	Vacuum Degasser (VD)	Nil	01 No.	01 No.
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4.2	Population details	Employment- 661																														
5	Water																															
5.1	Total fresh water requirement:	Total Water requirement- 650 KLD Domestic- 33 KLD Cooling (makeup water) – 617 KLD																														
5.2	Source:	Existing Tubewell																														
5.3	Whether Permission obtained for abstraction/supply of the fresh	Application for permission for abstraction of ground water submitted to PWRDA for abstraction of 650 KLD of ground water.																														

	water from the Competent Authority (Y/N) <i>Details thereof</i>													
5.4	Total water requirement for domestic purpose:	Total Water requirement for domestic purpose – 33 KLD												
5.4.1	<i>Total wastewater generation:</i>	Effluent Generation-26.4 KLD												
5.4.2	<i>Treatment methodology for domestic wastewater: (STP capacity & technology)</i>	STP of 30 KLD shall be installed for treatment of 26.4 KLD of domestic effluent.												
5.5	Total water requirement for industrial purpose:	Total water requirement for industrial purpose – 617 KLD												
5.5.1	<i>Total effluent generation:</i>	No Industrial effluent will be generated												
5.5.2	<i>Treatment methodology for industrial wastewater: (ETP capacity & technology)</i>	Cooling tower blow down of 3 KLD shall be treated in the STP of 30 KLD.												
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	In summer & winter season, the total water requirement for development of green area is 172 KLD & 56 KLD respectively against the generation of 29.4 KLD of treated waste water. Therefore, the green area is adequate. However, in rainy season the excess treated wastewater of quantity 15 KLD out of the total quantity of 29.4 KLD shall be utilized in the green area and remaining 14.4 KLD shall be utilized in the cooling tower makeup water.												
5.8	Cumulative Details:													
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5.9	Rain water harvesting proposal:	<p>Outside:</p> <ol style="list-style-type: none"> The industrial unit has adopted one village pond for rain water harvesting at Village Chhandran, Tehsil Sanahwal, District-Ludhiana, Punjab. The total surface area of the pond is 3 acres. NOC obtained from Sarpanch submitted. Further, the waste water of nearby village which will be directed towards the village pond will be first treated in trenches through CSIR-NEERI's Phytoid waste water treatment technology and overflow water will be discharged into the pond. The industrial unit has adopted one village pond for rain water harvesting at Village Kot Gangu Rai, Tehsil Sanahwal, District-Ludhiana, Punjab. The total surface 												

		<p>area of the pond is 4 acres. NOC obtained from Sarpanch submitted. The Project Proponent proposes to achieve 242811.24 KL/annum ground water recharge from pond adoption.</p> <p>Inside: - A tank of 18 KLD is proposed for rain water harvesting to be carried out using roof top of the industry.</p>																																					
6	Air																																						
6.1	Details of Air Polluting machinery and APCD:	<table border="1"> <thead> <tr> <th colspan="5">Facilities</th> </tr> <tr> <th>S.No.</th> <th>Source</th> <th>Existing</th> <th>After Expansion</th> <th>APCD</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Induction Furnace</td> <td>1X8 TPH</td> <td>1X8 TPH 2X25 TPH</td> <td>Separate APCDs consisting of side suction hood, spark arrester followed by Pulse jet bag filter with offline technology</td> </tr> <tr> <td>2.</td> <td>Laddle Refining Furnace</td> <td>Nil</td> <td>30 TPH</td> <td>Spark arrester followed by Pulse jet bag filter with offline technology</td> </tr> <tr> <td>3.</td> <td>Rolling Mill</td> <td>01x1,40,000 TPA</td> <td>01x 2,90,500 TPA (Upgradation)</td> <td>Cyclone separator followed by Alkali Scrubber</td> </tr> <tr> <td>4.</td> <td>Concast</td> <td>01 No.</td> <td>01 NO.</td> <td>--</td> </tr> <tr> <td>5.</td> <td>Vacuum Degasser (VD)</td> <td>Nil</td> <td>01 No.</td> <td>Common APCD with LRF consisting of Spark arrester followed by Pulse jet bag filter with</td> </tr> </tbody> </table>			Facilities					S.No.	Source	Existing	After Expansion	APCD	1.	Induction Furnace	1X8 TPH	1X8 TPH 2X25 TPH	Separate APCDs consisting of side suction hood, spark arrester followed by Pulse jet bag filter with offline technology	2.	Laddle Refining Furnace	Nil	30 TPH	Spark arrester followed by Pulse jet bag filter with offline technology	3.	Rolling Mill	01x1,40,000 TPA	01x 2,90,500 TPA (Upgradation)	Cyclone separator followed by Alkali Scrubber	4.	Concast	01 No.	01 NO.	--	5.	Vacuum Degasser (VD)	Nil	01 No.	Common APCD with LRF consisting of Spark arrester followed by Pulse jet bag filter with
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					offline technology
		6.	D.G. Sets	2x1500KVA	---
7	Waste Management				
7.1	Slag generation & its management	About 46.74 TPD of slag will be generated and the same will be sold to M/s Mandeep Puri & Company. A copy of agreement executed for 10 years with M/s Mandeep Puri & Company, Village Pawa, Ludhiana for collecting slag of quantity 46.74 TPD from M/s Aarti Steel Limited submitted.			
7.2	APCD dust generation & its management	About 4.26 TPD of APCD dust will be generated. A copy of certificate issued by M/s Bhawani Chemicals, Meerut, Uttar Pradesh wherein it has been mentioned that the agency shall collect 4.26 TPD of APCD dust generated from the industrial unit namely M/s Aarti Steel Limited (Macchiwara Plant) submitted.			
8	Energy Saving & EMP				
8.1	Power Consumption:	51MW after expansion			
8.2	Energy saving measures:	LEDs will be used.			
8.3	Details of activities proposed under Environment Management Plan:				
	Sr. no.	Title	Capital Cost ₹ Lakh	Recurring Cost ₹ Lakh	
	1	Pollution Control during construction stage	2.0	---	
	2	Air Pollution Control (Installation of APCD)	300.0	10.0	
	3	Water Pollution Control (Installation of STP @ 30 KLD)	22.0	10.0	
	4	Green Belt development	42	42.0	
	5	Noise Pollution Control	1.0	0.1	
	6	Solid/ Hazardous Waste Management	7.5	---	
	7	Environment Monitoring and Management	5.0	0.10	
	8	Occupational Health, Safety and Risk Management	10.0	0.50	
	9	RWH	10.0	0.50	
	10	Miscellaneous	4.0	--	
		TOTAL	₹ 403.5 Lakh	₹ 63.2 Lakhs	
	CER Activities:				
	Sr. No.	CER Activities	Description	Cost	

1.	Renovation of 3 Village Ponds namely: 1. Chandra 2. Kot Ganga Rai 3. Mangli Uchi	Area of ponds -3 Acres -4 Acres -3 Acres	Rs. 70 Lakhs
2.	Plantation in village- chhandra	1000 m along road side	Rs. 10 Lakhs
3.	Providing Bio Toilers in village Kot Gangu Rai, Mangli Uchi,	Construction of 02 No., Bio toilets each	Rs. 20 Lakhs
4.	Water conservation in Govt, High School, Kot Gangu Rai	Construction of rain water harvesting pits	Rs. 20 Lakhs
5.	Improvement in the sanitary condition of Govt. School, Chhandra	Construction of 02 no. Bio toilets for boys and girls	Rs. 10 Lakhs
Total			Rs. 130 Lakhs

The Committee was satisfied with the presentation and reply submitted by the Project Proponent and after deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B1, Activity 3 (a) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance for expansion of steel manufacturing unit having existing capacity 28,000 TPA of Steel Billets/Ingots to 2,90,500 TPA of Steel Billets/Ingots and Rolled/Flats products having capacity 1,40,000 TPA to 2,90,500 TPA at Village Harian, P.O. Uppal, Machiwara Road, Tehsil Koom Kalan, District 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 conditions as under: -

I. Statutory compliance

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area).

- iv. The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned Punjab Pollution Control Board.
- v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/competent authority concerned, in case of withdrawal of groundwater and also in case of use of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from the competent authority.
- vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
- vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.
- viii. The project proponent shall comply with the CLU conditions imposed by the competent authority, if any.

II. Air quality monitoring and preservation

- i. The project proponent shall install 24x7 continuous emission monitoring system at the inlet as well as at the outlet (stack) of each APCD to monitor the SPM concentration with respect to standards prescribed in Environment (Protection) Rules 1986 vide G.S.R 277 (E) dated 31st March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7th December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- iii. The project proponent shall install a system to carry out Manual Ambient Air Quality monitoring for parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5} in reference to PM emission, and SO₂ and NO_x in reference to SO₂ and NO_x emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.

- iv. The project proponent shall submit monthly summary report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality/ fugitive emissions to the Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.
- v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust-generating points including fugitive dust from all vulnerable sources.
- vi. The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.
- vii. Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, etc. regularly.
- viii. Recycle and reuse of iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration should be ensured.
- ix. The project proponent shall use leak-proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.
- x. The project proponent shall provide covered sheds for raw materials like scrap and sponge iron, lump ore, coke, coal, etc.
- xi. The project proponent shall provide primary and secondary fume extraction system at all melting furnaces.
- xii. Design and implementation of the ventilation system for adequate air changes as per the ACGIH document for all tunnels, motor houses, Oil Cellars should be ensured.

III. Water quality monitoring and preservation

- i. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post-monsoon) at sufficient numbers of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.
- ii. Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.
- iii. The project proponent shall practice rainwater harvesting to the maximum possible extent. For this, 3 no. of pond at Village Chhandran, Kot Gangu Rai & Uchchi Mangli having recharge potential of volume @ 2,42,811.24 m³ shall be adopted to recharge the water @ 2,27,500 kl/annum. As an additional safety measure, the stream carrying waste water of

the village shall be diverted in one corner of Phytorid plants trench (designed based on the technology developed by CSIR-NEERI's) divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.

- iv. The project proponent shall make efforts to minimize water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

IV. Noise monitoring and prevention

- i. Noise level survey shall be carried as per the prescribed guidelines and the report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.
- ii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

V. Energy Conservation measures

- i. The project proponent shall practice hot charging of slabs and billets/blooms as far as possible.
- ii. The project proponent shall provide solar power generation on rooftops of buildings, solar light system for all common areas, street lights, parking around project area and maintain the same regularly.
- iii. The project proponent shall provide the for LED lights in their offices and residential areas.
- iv. The Project Proponent shall practice hot charging of slabs and billets/blooms as far as possible.

VI. Waste management

- i. Used refractories shall be recycled as far as possible.
- ii. 100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.

- iii. The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.
- iv. Kitchen waste shall be composted or converted to biogas for further use.

VII. Green Belt

- i. Green belt shall be developed in an area of 30562 Sqm (equal to 33.31% of the plant area) with native tree species in accordance with SEIAA guidelines. Total 4678 tall saplings (minimum 6 feet height) of indigenous species such as Neem, Drek, Kusum, Kadam, Banyan, Peepal, Amaltas, Arjun, Chakarasia etc will be planted.

VIII. Public hearing and Human health issues

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iii. 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, 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 on a regular basis and records maintained as per the Factories Act.
- v. The project proponent shall carry out the activities apart from CER activities and spent an amount as commuted during the public hearing as per the public hearing action plan.

IX. 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 to all / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.
- 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. The project proponent shall spend a minimum amount of Rs 403.5 Lakhs towards the capital cost and Rs 63.2 Lakhs/annum towards recurring cost including the environmental monitoring cost for the implementation of EMP as proposed in EMP plan as under:

Sr. no.	Title	Capital Cost ₹ Lakh	Recurring Cost ₹ Lakh
1	Pollution Control during construction stage	2.0	---
2	Air Pollution Control (Installation of APCD)	300.0	10.0
3	Water Pollution Control (Installation of STP @ 30 KLD)	22.0	10.0
4	Green Belt development	42	42.0
5	Noise Pollution Control	1.0	0.1
6	Solid/ Hazardous Waste Management	7.5	---
7	Environment Monitoring and Management	5.0	0.10
8	Occupational Health, Safety and Risk Management	10.0	0.50
9	RWH	10.0	0.50
10	Miscellaneous	4.0	--
	TOTAL	₹ 403.5 Lakh	₹ 63.2 Lakhs

CER Activities:

Sr. No.	CER Activities	Description	Cost
1.	Renovation of 3 Village Ponds namely: 1. Chandra 2. Kot Ganga Rai 3. Mangli Uchi	Area of ponds -3 Acres -4 Acres -3 Acres	Rs. 70 Lakhs

2.	Plantation in village- chhandra	1000 m along road side	Rs. 10 Lakhs
3.	Providing Bio Toilers in village Kot Gangu Rai, Mangli Uchi,	Construction of 02 No., Bio toilets each	Rs. 20 Lakhs
4.	Water conservation in Govt, High School, Kot Gangu Rai	Construction of rain water harvesting pits	Rs. 20 Lakhs
5.	Improvement in the sanitary condition of Govt. School, Chhandra	Construction of 02 no. Bio toilets for boys and girls	Rs. 10 Lakhs
Total			Rs. 130 Lakhs

- iv. Year-wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report along with the Six-Monthly Compliance Report.
- v. Self-environmental audit shall be conducted annually. Every three years third-party environmental audit shall be carried out.
- vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the plants shall be implemented.

X. Validity

- i. This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XI. Miscellaneous

- i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition, this shall also be displayed in the project proponent's website permanently.
- ii. 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 has to display the same for 30 days from the date of receipt.

- iii. 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 half-yearly basis.
- iv. The project proponent shall monitor the criteria pollutants level namely; PM₁₀, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
- v. 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 environment clearance portal.
- vi. 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 on the website of the company.
- vii. The project proponent shall inform the Regional Office of the Ministry and PPCB, 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.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the SEAC and SEIAA.
- x. 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.
- xi. 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..

XII. Additional Conditions:

- i. The Project Proponent shall develop green belt in 33% of the total land area 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. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- ii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- iii. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- iv. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of each APCD for monitoring SPM.
- v. The Project Proponent shall submit compliance of the action plan proposed to address the public hearing issues along with the six-monthly compliance report of EC condition on Parivesh portal.

Item No 218.06: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a Housing project namely "Lok Awas" located at Sectors 74A, SAS Nagar, Punjab, by M/s Vera Developers Private Limited (Proposal No. SIA/PB/MIS/72657/2020).

Earlier the project proponent was granted Environmental Clearance vide SEIAA/2020/1484 dated 03.03.2020, for the Housing project namely "Lok Awas" located at Sector 74A, SAS Nagar, Punjab. The said EC was granted for construction of 1348 No. of flats. The plot area of the project was 101208 sqm and total built up area as 117940 sqm. The project was covered under activity 8 (a) and category B2 of EIA notification dated 14.09.2006.

Now, the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the construction of total no. of 6200 flats by increasing the land area from 101208 sqm to 146583 sqm and built up area from 117940 sqm to 579799.51 sqm. The Project is now covered under activity 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was issued ToR by the MoEF&CC vide letter no. 21-92/2020-IA.III dated 09.12.2020.

The project proponent has submitted the Form 1, conceptual layout plan along with EIA report incorporated with the compliance of the Terms of References and other additional documents. The Project Proponent has also deposited the processing fee as per Govt. of Punjab notification dated 27.06.2019, amounting to Rs. 5,75,188/- through RTGS with reference no. HDFCR52022022398968540 dated 23.02.2022, as checked and verified by supporting staff SEIAA.

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

PPCB vide letter no. 901 dated 31.01.2022 has submitted certified compliance report of the conditions of the previous Environment Clearance granted to the Project Proponent.

Punjab Pollution Control Board vide letter no. 1945 dated 22.03.2022 has sent the latest construction status report with details as under:

"Vide above referred e-mail dated 9/3/2022, it has been informed that M/s Vera Developers Pvt. Ltd. has submitted an application for obtaining Expansion in the Environmental Clearance for the group housing project namely "Lok Awas" at Section 74 -A, SAS Nagar and has requested to send the report on the following points:

- 1) *Construction status of the proposed project. Please send the clear-cut report as to whether construction has been started for the expansion part of the project except securing the land.*
- 2) *Status of physical structures with 500 m radius of the site including the status of industries, drain, river, eco-sensitive structure etc.*
- 3) *Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please sent clear-cut recommendations in this regard.*

The proposed site of project was visited by officer of the Board on 14/3/2022 and the point wise reply of the comments sought by SEIAA are given as under:

1)

SR. No	Tower No.	Structure of construction
1	B-1	PCC Laid, Raft Foundation under progress
2	B-2	Basement Complete, Stilt Roof slab under progress
3	B-3	Basement Roof Slab work under progress
4	C-1	Basement Roof Slab work completed
5	C-2	Excavation work completed
6	C-3	Basement Complete, Stilt Roof slab completed, 1 st floor work under progress
7	C-4	Basement + Stilt + 9 floors structure work completed
8	C-5	Basement + Stilt Complete
9	C-6	Excavation and PCC work completed
10	C-7A	Excavation work completed
11	C-8A	Excavation work completed

2) No construction work has been started in the extension part where Environmental Clearance is yet to be obtained, only one RMC batching plant has been set up at this site with inbuilt dust collector and excavation work has completed in location of tower C-7A & C-8A. The project proponent has provided silos for storage and transport of the cement and fly ash in the weighing chambers for making concrete. The Project proponent has provided water sprinklers to control dust emissions near the RMC site. One no. borewell has been done for extraction of groundwater

for use in batching plant and water meter has been provided. The project proponent is using the RMC from this plant as well as procuring the RMC from outside also.

2. *With the expansion, the site of the project will just touch the boundary of the site of Common Bio-Medical Waste Treatment Facility M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali. 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. One Air polluting industry M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali is located adjoining to the proposed site of the expansion part (Tower No. C3A & C3B). Therefore, the site of the project is not conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science and Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

It is further intimated that the proposed site is situated within the jurisdiction M.C, Mohali/ GMADA. However, the STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STP installed by GMADA authorities is yet to be made.”

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Mrs. Rajni Mehra, CEO, M/s Vera Developers Private Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

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

Sr. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	“Lok Awas” & M/s Vera Developers Private Limited			
1.2	Proposal:	Expansion of the residential group housing project			
1.3	Location of Project:	Sectors 74A, SAS Nagar			
1.4	Details of Land area & Built up area:	Description	Existing	Proposed	Total
		Land area	101208 sqm	45375 sqm	146583
		Built up area	117940 sqm	461859.51 sqm	579799.51 sqm
1.5	Category under EIA notification dated 14.09.2006	Activity 8 (b) and Category B1			

1.6	Cost of the project	562 Crore including cost of land as Rs. 29.33 Crore and Cost of Construction as Rs. 532.67 Crore.
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Submitted
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 of 25 acres (101175 sq.m) in the name of M/s Vera Developers Private Limited obtained from STP, Department of Town & Country Planning, Punjab vide memo no. 1369-STP (S)/55-11 (GR) dated 15.06.2018.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, a self-declaration to the effect that no land covered under the Forest Conservation Act 1980 is involved in the project submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, a self-declaration in this regard submitted by the Project Proponent.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, a self-declaration in this regard submitted by the Project Proponent.
3.4	Whether the project is located within the 10 Km radius of the Critically Polluted Area.	No, the site of the project located in Sector 74A, SAS Nagar
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, a self-declaration to the effect that the project does not fall under the Eco-sensitive zone submitted. Distance of the site of the project from Sukhna Wildlife Sanctuary was checked by this office and same was approximately 12km.
3.6	Green area requirement and proposed No. of trees:	1. As per earlier Environmental Clearance accorded to the project, the green area proposed was 5673 sqm. 2. 38011 sqm has been proposed to be developed as green area. 25% of the area shall be developed as per green area.

		Further, total number of trees proposed to be planted are 1850 trees.					
4.	Configuration & Population						
4.1	<u>Configuration</u>						
	The details of the building blocks along with the area, no. of unit/floor and total no. of units to be constructed as mentioned in the conceptual plan re-produced as under:						
	POCKET	BLOCK	TYPE	AREA (SQ.MT.)	NO. OF UNIT/FLOOR	NO. OF FLOORS	TOTAL NO. OF UNITS
A	A1	3+3	93.6	4	25	100	
	A2	3+3	93.6	4	25	100	
	A3	3+3	93.6	4	25	100	
	A3/1	3+3	93.6	4	25	100	
	A3/2	3+3	93.6	4	25	100	
	P1	3+3	93.6	4	25	100	
	P2	3+3	93.6	4	25	100	
	A4	2+2	68.9	12	25	300	
	A5	2+2	68.9	12	25	300	
	A6	2+2	68.9	10	25	250	
	A7	2+2	68.9	10	25	250	
A8	2+2	68.9	12	25	300		
TOTAL NO. OF UNITS IN POCKET A						2100	
B	B1	2+2	68.9	8	25	200	
	B2	2+2	68.9	8	25	200	
	B3	2+2	68.9	8	25	200	
	B4	2+2	68.9	8	25	200	
	B5	1+1	44.7	8	25	200	
	B7	2+2	68.9	4	25	100	
TOTAL NO. OF UNITS IN POCKET B						1100	
C	C4	2+1	57.5	8	25	200	
	C5	2+1	57.5	8	25	200	
	C6	2+1	57.5	4	25	100	
	C3A	2+1	57.5	8	25	200	
	C3B	1+1	44.7	16	25	400	
	C3	2+2	68.9	8	25	200	
	C2	2+2	68.9	8	25	200	

C9	2+2	68.9	8	25	200	
C1	2+2	68.9	8	25	200	
C7A	1+1	57.5	8	25	200	
C8A	1+1	57.5	8	25	200	
C7	1+1	57.5	8	25	200	
C8	1+1	57.5	8	25	200	
C11	2+2	68.9	8	25	200	
C12	2+2	68.9	4	25	100	
TOTAL NO. OF UNITS IN POCKET C					3000	
GRAND TOTAL NO. OF UNITS IN MASTER LAYOUT					6200	
D	SCO'S	SIZE IN SFT	SIZE IN SQM	NO. OF SCO'S	NO. OF FLOORS	TOTAL NO. OF SCO'S
	1-35	20' X 80'	6.096 X 24.384	35	B+G+2	105

Land area classification:

SITE CALCULATIONS			
DESCRIPTION	AREA (IN SQM)	AREA (IN ACRES)	PERCENTAGE (%)
LOK Awas Scheme Area	151358.35		
Less for Area under Revenue Roads	-4775.39		
Total Area of Scheme (In Acres)	146582.96	36.21	
Area Under Sector Roads (In Acres)	8336.71	2.06	5.69%
Area Under Internal Roads including surface parking	61877.03	15.29	42.21%
RG Area (Organised) (In Acres)	23928	5.91	16.32%
RG Area (Un Organised) (In Acres)	14083	3.48	9.61%
Total Residential Area (In Acres Excluding EWS)	30044.75	7.42	20.49%
Area Under EWS (In Acres)	2038.59	0.50	1.38%
Area Under Commercial (In Acres)	5344.09	1.32	3.64%
Area Under Substation (In Acres)	930.79	0.23	0.64%
		36.21	100%

4.2	Population details	Points	As per earlier EC	As per fresh proposal
		No. of Flats	1348 flats @ 5 persons= 6740 persons	6200 flats @ 5 persons= 31000 persons

		No. of Shops	05 shops @ 2 persons/shop= 10 persons	35 @ 15 person/SCO= 525 persons
		Total	6750	31525
5	Water			
5.1	Total fresh water requirement:	2814 KLD		
5.2	Source:	Ground water		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Acknowledgement of the application submitted to PWRDA for abstraction of ground water @ 2814 KLD submitted.		
5.4	Comparison of the total water requirement as per the earlier Environmental Clearance and afresh proposal	Points	As per earlier EC	As per fresh proposal
		Total Water requirement	6750 persons @ 135 lpcd persons= 911 KLD (taken as 909 KLD)	31000 persons @ 135 lpcd= 4185 KLD 525 persons @ 45 lpcd = 24 KLD (24+4185) = 4209 KLD
5.5	Total wastewater generation:	3368 KLD		
5.6	Comparison of the total waste water generation as per the earlier Environmental clearance & fresh proposal	Points	As per earlier EC	As per fresh proposal
		Total wastewater generation	909 x 0.8 = 727 KLD	4209x 0.8= 3368 KLD
5.7	Treatment methodology: <i>(STP capacity, technology & components)</i>	STP of capacity 4900 KLD based on SBR shall be installed in modules of 500 KLD, 1000 KLD, 2000 KLD & 1400 KLD as per the increasing occupancy at project site. The components of the STP to be installed shall be collection tank, SBR reactors, clear water sump, Dual media filter & sludge drying beds.		
		Points	As per earlier EC	As per fresh proposal
		Proposal of STP	1100 KLD capacity	4900 KLD capacity
5.8	Treated wastewater for flushing purpose:	1395 KLD (31000 persons X 45 lpcd)		
5.9	Treated wastewater for green area in summer, winter and rainy season:	Summer- 264 KLD Winter- 86 KLD Rainy- 24 KLD		

5.1 0	Utilization/Disposal of excess treated wastewater.	<p>Summer- 1709 KLD Winter- 1887 KLD Rainy- 1949 KLD</p> <p>The aforementioned excess treated wastewater shall be discharged into sewer. A copy of the permission issued by GMADA vide letter no. SE(C-1)/GMADA/2019/887 dated 14.05.2019 wherein it has been mentioned that the GMADA will have no objection or allowing the project to connect the internal networks of water supply, sewerage, storm water drainage with the trunk sewer to be laid down by GMADA on the sector dividing road in due course of time.</p>						
5.1 1	Cumulative Details:							
	Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	Summer	4209	3368	3368	1395	264	1709
	2.	Winter	4209	3368	3368	1395	86	1887
	3.	Rainy	4209	3368	3368	1395	24	1949
5.1 2	Rain water harvesting proposal:	The rainwater collected from the roof top, green area and roads& paved areas has been estimated as 60045 cum/year.						
6	Air							
6.1	Details of Air Polluting machinery:	DG sets of capacity 2x1010 KVA, 4x500 KVA and 4x240 KVA has been proposed to be installed.						
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Adequate stack height shall be provided for proper dispersion of the air pollutant.						
7	Waste Management							
7.1	Total quantity of solid waste generation	12505 Kg/day						
7.2	Whether dedicated area has been earmarked for the management of the dry and wet component of the solid waste or not?	Yes, location has been earmarked as MSW in the conceptual plan						
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Two no. of Mechanical Composter of capacity 300 Kg/hour each shall be installed.						

7.3	Details of management of Hazardous Waste.	Used oil@200-500 lt/annum shall be generated and the same shall be sold out to authorized recyclers/vendors.																																																																						
8	Energy Saving & EMP																																																																							
8.1	Power Consumption:	24000 KW																																																																						
8.2	Energy saving measures:	Saving measures: <ul style="list-style-type: none"> Solar Light 20 No = 30 KWHD Common area (700) lights replaced with LED= 378 KWHD Total Energy saved/day 30+378 = 408 KWHD																																																																						
8.3	Details of activities under Environment Management Plan:	During construction phase General Manager, Project will be responsible for implementation of the EMP and during operation phase Director shall be responsible for implementation of EMP. The details of the activities to be undertaken under the rubric of the EMP is as under:																																																																						
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		6.	Drinking Water (Every Month)	--	3.0
		7.	Noise Level Monitoring (Every 3 Months)	--	0.50
		8.	Treated Effluent Monitoring (6 Months)	--	0.50
		Total		--	77

During meeting, the Committee perused the status report furnished by Punjab Pollution Control Board wherein it has been mentioned that the Air polluting industry i.e M/s Rainbow Environments Pvt. Ltd., Balyali, Mohali is located adjoining to the proposed site of the expansion part (Tower No. C3A & C3B). Therefore, the site of the project is not conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science and Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

In this regard, the Project Proponent apprised the Committee that the proposed land area of the project is 36.21 acres out of which permission for Change of Land Use for total land area of 25 acres (101175 Sqm) has been granted by Senior Town Planner, Department of Town & Country Planning, Punjab vide memo no. 1369-STP (S)/55-11 (GR) dated 15.06.2018. Further, application has been submitted for obtaining CLU for remaining land area of 11.21 acres. He further informed that the site of project falls in sector 74A, SAS Nagar, which as per the Master Plan of SAS Nagar falls in residential zone. The Project Proponent submitted a copy of Master Plan of SAS Nagar indicating the location of the project site falls in the residential zone. The Committee asked the Project Proponent to either submit the permission for Change of Land Use for the additional land area of 11.21 acres or certificate for Land Use Classification of the additional land area of 11.21 acres from the District Town Planner, SAS Nagar for establishment of residential complex.

The Project Proponent informed the Committee that configuration of each building block proposed to be constructed is (Basement +Stilt + 25 floors). The Committee asked the Project Proponent as to whether she has obtained the structural stability certificate for the proposed project or not. The Project Proponent apprised the Committee that she has already obtained the said certificate which has been duly authenticated by Sh. Maqsd E Nazar, M-Tech Structures having registration no. as AM/089710/0. A copy of Structural Stability certificate has been taken on record by the Committee.

The Committee observed that the project aims to generate more than 12 Ton MSW per day including dry and wet waste as such a dedicated area is required to be provided for management

of solid waste. The Project Proponent is required to submit the solid waste management layout plan earmarking with dedicated area for carrying out solid waste management. The activities for SWM Management shall include installation of Mechanical Composter for the treatment of wet waste, sorting of dry waste and maturation & drying of the wet waste after composter.

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

1. The Project Proponent shall submit the permission for Change of Land Use for the additional land area of 11.21 acres or Certificate for Land Use Classification of the additional land area of 11.21 acres from the District Town Planner, SAS Nagar for establishment of residential complex.
2. The Project Proponent shall submit the detailed solid waste management plan for the collection, treatment and disposal of 12 ton of waste per day including wet waste, dry waste, inert waste, recyclable and non-recyclable waste. Further, it will mark the required dedicated space in the layout plan for the management of solid waste.
3. The Project Proponent shall submit the clear configuration as 1/2/3 BHK to be constructed instead of 1+1, 2+2, 3+3. Similarly, the No. of floors of SCOs needs to be clearly mentioned instead of B+G+2.
4. The Project Proponent shall submit the detailed rain water harvesting proposal by indicating no. of pits to be constructed for recharging of ground water.
5. The Project Proponent shall check the population estimated for No. of Shops.
6. The Project Proponent shall use water efficient fixtures and revise the water balance accordingly.
7. The Project Proponent shall submit the details of components of land area, built up area, No. of blocks, No. of Floors, No. of Units in each floor for the existing project for which the EC was granted and for the proposed expansion project.
8. The Project Proponent shall provide the reply for not conforming the siting guidelines laid down by Govt. of Punjab, Department of Science Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.