Proceedings of 269th meeting of State Expert Appraisal Committee (SEAC) held on 12.12.2023 at 11:00 AM in the Room No. 311, Office of DECC, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 266th & 267th meetings of State Level Expert Appraisal Committee (SEAC) held on 20.11.2023 & 21.11.2023 respectively.

The proceedings of 266th & 267th meetings of SEAC held on 20.11.2023 & 21.11.2023 were prepared and circulated through email dated 21.11.2023 & 22.11.2023 to all the Members for their comments. No comments were received from any of the Members. Therefore, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 266th & 267th meetings of State Level Expert Appraisal Committee (SEAC) held on 20.11.2023 & 21.11.2023.

The action taken on the decisions of 266th & 267th meetings of SEAC held on 20.11.2023 & 21.11.2023 have been completed. SEAC noted the same.

Item No.269.01: Application for Terms of Reference (Violation) under EIA notification dated 14.09.2006 for expansion of Group Housing Project namely "SSL Highway Towers" at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab by M/s SAB Industries Ltd. (SIA/PB/INFRA2/451421/2023).

The Project Proponent was granted Environmental Clearance issued from MoEF, Govt of India vide letter No. 21-700/2007-IA-III dated 11.01.2008 for construction of residential apartments, Mall & Multiplex "SSL Highway Towers" at Chandigarh Ambala Road, Derabassi, District Mohali Punjab by M/s SAB Industries Ltd. The total built up area of the project was 67,638 sqm.

Further, the Project Proponent was granted Environmental Clearance vide letter No. SEIAA/673 dated 24.05.2018 for the development of Group Housing Project namely "SSL Highway Towers" at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab. The total land area of the project was 25846.73 sqm (6.38 acres) having built up area of 67802.90 sqm.

The Project Proponent has informed that construction work has been completed w.r.t to EC accorded vide letter no. SEIAA/673 dated 24.05.2018 i.e. 14 residential towers (G +6), EWS (G+6) & Club House (G+1). However, the layout plan got revised and planning of only 6 residential towers (F, G, H, I, J and K) was modified from G +6 to G+12 floors thereby, resulting in increase of DUs from 434 to 480, EWS tower resulting in increase of DUs from 42 to 56 and increase in 1 floor of Club house building. The structure work of Towers with G+12 configuration has been completed; however, finishing work is yet to be started.

The Project Proponent has applied for obtaining Terms of Reference (Violation) under EIA Notification dated 14.09.2006 for expansion of Group Housing Project namely "SSL Highway Towers" at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab. The total land area of the project is 26282.37 sqm having built up area of 82,998.156 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Anil Kumar Singla, General Manager M/s SAB Industries Ltd.
(ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sl. No.	Description	As per Environmental Clearance letter No. SEIAA/673 dated 24.05.2018	Proposed	Total (as per EC Expansion application)
1.	Total Plot Area	25,846.73 sq.m	435.64 sq.m	26,282.37 sq.m
2.	Proposed Green Area	4,143.27 sq.m	650.462 sq.m	4,793.73 sq.m
3.	Proposed FAR	50572.25 sq.m.	13245.42 sq. m.	63817.67 sq. m.
4.	Built Up Area	67,802.90 sq.m	15,192.256 sq.m	82,995.156 sq.m
5.	Components	14 residential towers (G +6, EWS (G+6) & Club House (G+1)	6 Towers from G+6 to G+12 and Club House G+1 to G+2.	14 residential towers (G +6 = 8 towers G +12= 6 towers), EWS (G+6) & Club House (G+ 2)
6.	No. of dwelling units	434 Dus	102 Dus	536 Dus
7.	Total Population	2,192 Persons	756 Persons	2,948 Persons
8.	Total Water Demand	332 KLD	77 KLD	409 KLD
9.	Wastewater generated	248 KLD	46 KLD	294 KLD
10.	STP capacity	260 KLD	90 KLD	350 KLD
11.	Solid waste generation	873 kg/day	253 kg/day	1,126 kg/day
12.	Power Load	2057.73 KW	342.27 KW	2400 KW
13.	DG sets	2 DG sets (500 x 1 & 750 x 1)	2 DG sets of 500 kVA each	4 DG sets (500 x 3 & 750 x 1)
14.	Rainwater Recharging pits	6 pits		
15.	Project cost	Rs. 123 Cr.	Rs. 111.52 Cr.	Rs. 234.52 Cr.

The Project Proponent apprised the Committee that Environmental Clearance granted vide letter No. SEIAA/673 dated 24.05.2018 was for the development of 14 residential towers (G +6), EWS (G+6) & Club House (G+1). However, the structure work has been completed as per the revised layout plan i.e., 8 residential towers (G+6), 6 residential towers (G+12), EWS (G+6)

and Club House (G+2) without getting prior EC for expansion of the project. Therefore, the project proposal was applied under violation category.

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for expansion of Group Housing Project namely "SSL Highway Towers" at Chandigarh-Ambala Highway Derabassi, District SAS Nagar, Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.

2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.

3. The Project Proponent shall submit the details of the construction activity carried out in the project along with their timeline, required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.

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

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

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

11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

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

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

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

15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

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

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

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

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

20. Baseline data should not be older than 3 years.

21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

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

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

24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of

remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No.269.02: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project Namely "Nivasa" located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab by M/s Aerotown Developers LLP. (Proposal No. SIA/PB/INFRA2/446375/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely "Nivasa" located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project is 1,54,800 sq.ft. (14,381 sq.m or 3.55 acres) having built-up area of 55,047.84 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has deposited Rs. 1,10,096/- vide UTR No. YESB32680646602 dated 25.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9051 dated 28.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 19/10/2023 and it was observed as under:

1. *The proposed site of the project is located at Village Village Ramgarh Bhuddha, Airport Road, Zirakpur, Distt. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works as site.*
3. *One School namely St. Xavier International School is located near the proposed site and on the other side there is one residential group housing project namely Affinity Greens.*
4. *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100 m from the boundary of the project.*
5. *As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific siting guidelines has been issued by the Board for time to time), more than the required distance as per the siting criteria given as under:*

Sr. No.	*Typed of Industrial Unit*	*Required distance as per sitting criteria*
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*

3.	*Stone Crushing / screening cum Washing Plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry Farm*	*500 m*
8.	*Jaggery Unit*	*200 m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

6. *There is no river, eco- sensitive structure with 500 m boundary of the Project site.*

7. *The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Ajay Jindal, Authorized Signatory M/s Aerotown Developers LLP.
(ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Name of the project: Proposed Group Housing project "Nivasa" by M/s Aerotown Developers LLP. Project Proponent: Mr. Aseem Jindal (Partner)
1.2	Proposal:	SIA/PB/INFRA2/446375/2023
1.3	Location of Project:	Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab.
1.4	Details of Land area & built-up area:	Land area: 14,381 sq.m Built up area: 55,047.84 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 68.91 Crores
2.	Site Suitability Characteristics	

2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Zirakpur, the location of project falls within residential & mixed land use.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the letter No. 1807/DTP (SAS Nagar)/MP-24 dated 09.11.2023 issued by District Town Planner for land use classification for land area measuring 3.58 acre.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in prescribed Performa has been submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in prescribed performa has been submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in prescribed performa has been submitted.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	On perusal of the KML, it was observed that the project area is situated at the crow fly distance of 12 km from wildlife sanctuary namely Sukhna wildlife sanctuary.
3.5	Green area requirement and proposed No. of trees:	Green area: 3,784 sq.m. No. of proposed trees: 200 trees
4.	Configuration & Population	
4.1	Proposal & Configuration	

Description	Area (sq.ft)	Area (sq.m)
Plot Area	1,54,800	14,381
Permissible Ground Coverage (@ 35%)	54,180	5,033.487
Proposed Ground Coverage (@ 13.7%)	21,228	1,972.146
Permissible FAR (@ 2.15)	3,32,820	30,919.99

Proposed FAR (@ 2.15)	3,32,820	30,919.99
Non-FAR • Basement • Other areas such as mumty, service etc.	2,59,710 • 1,12,872 • 1,46,838	24,127.85 • 10,486.15 • 13,641.7
Total Built Up Area (FAR + Non FAR)	5,92,530	55,047.84
Green area (@ 26.30%)	40,716	3,784

Breakup of Builtup area

S. No.	Description	FAR Area (in sq.m)	Non-FAR Area (in sq.m)	Builtup Area (in sq.m)
1.	Stilt	341.4187	1,061.882	1,403.3
2.	3 BHK	18,463.46	6,796.415	25,259.87
3.	4 BHK	8,036.02	2,837.073	10,873.09
4.	Duplex	3,420.225	1,037.262	4,457.488
5.	Service Floor	--	604.0556	604.0556
6.	Mumty	--	701.6967	701.6967
7.	Club House	434.2288	334.4509	768.6798
8.	Shops (6 No.)	224.6396	--	224.6396
9.	Basement Area	--	10,486.15	10,486.15
10.	Service at GF	--	268.8614	268.8614
Total		30,919.99 sq.m	24,127.85 sq.m	55,047.84 sq.m

Details of Dwelling Units

S. No.	Types	No. of Towers	No. of Floors	No. of DU on each Floor	No. DU of Stilt Floor	Total
1.	3 BHK	2	18	3	2	110
2.	4 BHK	1	18	2	--	36

3.	Duplex (4 BHK units)	1	4	2	--	8
Total						**154**

4.2 Population & water details

Populations details

S. No.	Area Type	No. of Units	Criteria	Population
1.	Residential Populations	154	5 persons per DU	770
2.	Shops	6	2 persons per Shop	12
3.	Floating Populations	--	LS	100
Total Estimated Population				**882 persons**

Water demand & wastewater generation calculations

S. No.	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
1.	Residential pop.	770	135	104	45	35	69
2.	Floating pop.	112	45	5	20	2	3
Total		**882**	**-**	**109**	**-**	**37**	**72**
Green area water req. for 3,784 sq.m.							
Summer (@ 5.5 lt./m^2/day)							21
Winter (@ 1.8 lt./m^2/day)							7
Monsoon (@ 0.5 lt./m^2/day)							2

5	**Water**	
5.1	Total fresh water requirement:	Fresh water requirement of the project will be 72 KLD
5.2	Source:	Ground water (2 No. Borewells)
5.3	Whether Permission obtained for	Not submitted.

<table>
<tr><td></td><td>abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td></td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>87 KLD of domestic wastewater will be generated from the project.</td></tr>
<tr><td>5.5</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>87 KLD of sewage will be generated which will be treated in proposed STP of capacity 130 KLD.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>37 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 21 KLD
Winter: 7 KLD
Monsoon: 2 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of the letter No. 3516 dated 14.09.2023 issued by Municipal Council, Zirakpur for disposal of excess treated wastewater.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>109 KLD</td><td>87 KLD</td><td>85 KLD</td><td>37 KLD</td><td>Summer: 21 KLD
Winter: 7 KLD
Monsoon: 2 KLD</td><td>Summer:27 KLD
Winter: 41 KLD
Monsoon: 46 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>4 No’s Rain water recharging pits have been proposed for rain water recharge within the project premises. Services layout plan showing 4 rain water recharging pits is enclosed with the application.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>3 DG sets of capacity 750 KVA each will be provided for power backup.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
</table>

<table>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>330 kg/day of solid waste will be generated.</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Biodegradable waste will be converted into manure using Composter of capacity 150 kg to be installed within project premises.
Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG sets will be generated which will be sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand of the project will be 2,968.5 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Also, solar panels have been proposed on the Terrace of the building. Total area covered under solar panels will be 7,718 sq.ft. (@ 34% of terrace area i.e. 22,393 sq.ft.) Solar Panels will generate 180 KWP of solar power.</td></tr>
<tr><td>8.3</td><td colspan="2">Details of activities under Environment Management Plan:
<table>
<tr><th rowspan="2">Description</th><th colspan="2">Construction phase</th><th>Operational phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs/ annum)</th><th>Recurring Cost (in Lakhs/ annum)</th></tr>
<tr><td>Wastewater Management (Installation of STP of capacity 130 KLD based on MBR with in-built UF)</td><td>100</td><td>2</td><td>5</td></tr>
<tr><td>Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)</td><td>8</td><td>1</td><td>1</td></tr>
</table></td></tr>
</table>

	Development of green belt and landscaping	2	-	2
	Rainwater recharging (4 pits)	10	1	3
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
	Solid Waste Management (Installation of composter of capacity 130 kg)	40	1	3
	Energy Conservation Measures (Provision of LED lights and solar panel)	60	1	3
	Additional Environmental Activities*	69	-	-
	Total	**Rs. 292 lakhs**	**Rs. 7 lakhs**	**Rs. 22 lakhs**

*Breakup of the Additional Environmental Activities to be done as given below:

S. No.	Activities	Cost (Rs. Lakhs)
1.	Development of Mini Forest (Nanak Bagichi) on Panchayati land in the village Ramgarh Bhudda	55
2.	Distribution of Jute Bags in the village Ramgarh Bhudda	4
3.	Amount to be given to "Greening Punjab Fund"	10
Total		**Rs. 69 Lakhs**

The Committee was not satisfied with the proposal submitted by the Project Proponent for utilizing the excess treated wastewater in 5 different pockets of small size and non-uniform shape, to be developed as per Karnal Technology.

The Committee asked the Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project for the disposal of excess treated waste water. Further, the Committee also asked the Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC

sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023. Further, Punjab Pollution Control Board (PPCB) also shall not issue Consent to Operate (CTO) till the project sewer is connected with the MC sewer. The Project Proponent agreed to the same.

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

1. The Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project, as a stop gap arrangement for the disposal of excess treated waste water until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur.
2. The Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023.

Item No. 269.03: Application for Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for Commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab by M/s NET SMARTZ INFOTECH (INDIA) PVT LTD. (Proposal No. SIA/PB/INFRA2/449512/2023).

The Project Proponent was granted Terms of Reference letter No. SEIAA/MS/2022/599 dated 11.04.2023 under Violation category as per EIA Notification dated 14.09.2006 for establishment of Residential project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab. The total land area of the project was 4046.856 sqm having built up area of 27,771.942 sqm.

Now, the Project Proponent has submitted final EIA report after incorporating compliance of Terms of Reference for obtaining Environment Clearance (violation category) under EIA Notification dated 14.09.2006 for commercial Project Namely "NET SMARTZ Tower at Alpha 83 IT City, Mohali, District SAS Nagar, Punjab. The project is covered under category 8(a) of the schedule appended with EIA Notification dated 14.09.2006.

The Project Proponent has deposited Rs. 55,544/- vide UTR No. CMS3036048957 dated 30.12.2022. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9078 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 6/9/2023 and it was observed as under:

1) *The proposed site of the project is located at Vill. Manuali, Dist. SAS Nagar (Mohali), Punjab.*
2) *The project is a commercial building having one tower only with configuration 3B+G+15. The structure work has been completed & as on date no occupancy is there in the project.*
3) *As per the boundary limits of the sites shown by the representative of the project proponent during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
4) *As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	*Type of Industrial Unit*	*Required distance as per sitting criteria*

1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / Screening cum Washing plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry farm*	*500 m*
8.	*Jaggery Unit*	*200 m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5) *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*

6) *The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE (4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s Netsmartz Infotech India Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	IT building (Office spaces) project namely "Netsmartz" Proponent:M/s Netsmartz Infotech India Pvt Ltd. Applicant: Mr. Gagan Uppal Designation: Authorized signatory

1.2	Proposal:	SIA/PB/INFRA2/449512/2023
1.3	Location of Project:	Alfpa 83, IT city, Mohali
1.4	Details of Land area &Built up area:	Total plot area: 4046 Sq.m. (or 1.08 acres) Built up area: 27,772.90 Sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 34.10 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of the layout plan vide dated 09.08.2021 approved by GMADA for land area measuring 4046.856 sqm.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the layout plan vide dated 09.08.2021 approved by GMADA for land area measuring 4046.856 sqm. A copy of the allotment letter No. GMADA-DO/2014/18796 dated 10.07.2014 issued by GMADA for land area measuring 1 acres in the name of M/s NET SMARTZ Infotech (India) Pvt Ltd. Submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The Project Proponent has submitted an undertaking in this regard.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No. The Project Proponent has submitted an undertaking in this regard.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The Project Proponent has submitted an undertaking in this regard.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The Project Proponent has submitted an undertaking in this regard.
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 124 no.
4.	Configuration & Population	
4.1	Area details:	

1	TOTAL PLOT AREA	4046.856	SQM.
2	GROUND COVERAGE @40%	1618.742	SQM.
2.1	PROPOSED GROUND COVERAGE	1617.61	SQM.
3	PERMISSIBLE FAR AREA@1:4	16187.424	SQM.
3.1	PROPOSED FAR	15179.083	SQM.
4	PERMISSIBLE COMMERCIAL @ACARE /2SHOP	2 SHOP	NOS.
4.1	PROPOSED SHOP	2 SHOP	NOS.
5	PROPOSED COMMERCIAL (4.57% OF PLOT AREA)	184.988	SOM.
6	PERMISSIBLE GUEST ROOM @5% OF F.A.R.AREA(15190.117)	759.500	SQM
6.1	PROPOSED GUEST ROOM 15TH. FLOOR AREA	500.783	SQM
7	REQUIRED PARKING @ 1 ECS /1000 SQM)+COMM.	163	NOS.
7.1	PROPOSED PARKING (STLT+3BASEMENT+OPEN)	303	NOS.
7.2	PROPOSED MERCANTILE PARKING	16	NOS.
7.3	SURFACE PARKING 10% OF TOTAL REQUIRED PARKING	16.43	NOS.
8	AMENITES AREA@10.125% OF PLOT AREA	409.770	SQMT

Built-up Area

Sl. No.	Description	Built-up Area (in sq.m.)
1.	1st Basement	3374.329
1	2nd Basement	3374.329
2.	3rd Basement	3374.329
3.	Ground Floor/Stilt	1608.610
4.	1st Floor	1436.250
5.	2nd Floor	1520.671
6.	3rd Floor	1449.408
7.	4th Floor	1320.411
8.	5th Floor	1308.463
9.	6th Floor	1184.977

10.	7th Floor	1143.931
11.	8th Floor	1080.722
12.	9th Floor	1017.594
13.	10th Floor	952.12
14.	11th Floor	887.86
15.	12th Floor	818.671
16.	13th Floor	690.506
17.	14th Floor	573.045
18.	15th Floor	546.303
19.	Terrace(Mumty and Mach. Room)	109.413
Total		**27771.942**

The above said details are as per the approved plan.

4.2 Population details

Sl. No.	Description	Criteria	Population (nos.)
1.	Far Area 15179 Sqm	Population on the floors @1 person/10 Sqm	1518
Total Estimated Population			**1518 persons**

5 Water

5.1 Water Demand & Wastewater Generation Details

Sl. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)
1.	**Floating Population**	1366	15	20
	Permanent Population	152	45	7
Total				**27 KLD**

Water Demand, Wastewater Generation & Disposal Details

Sl. No.	Details	Demand (KLD)
1.	**Domestic water req.**	**27 KLD**
2.	Flushing water req.	17 KLD
3.	Fresh Water Demand	10 KLD
4.	**Wastewater Generation (@ 80% of total water req.)**	**22 KLD**
5.	*Treatment in STP of capacity 100* m^3/day *based on MBBR Technology installed within project.*	-
6.	Treated wastewater generation *(@ 98% of wastewater)*	5 KLD

5.2	Source:	Ground water (Borewell)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Submitted
5.4	Total wastewater generation:	22 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	22 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 100 m^3/day capacity already installed within project.
5.6	Treated wastewater for flushing purpose:	17 KLD
5.8	Utilization/Disposal of excess treated wastewater.	The project proponent proposed to dispose of the excess treated waste water into GMADA Sewer.

5.9 **Cumulative Details:**

Sl. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Into sewer
1.	27 KLD	22 KLD	17 KLD	5 KLD

5.10	Rain water harvesting proposal:	1 rain water recharging pits have already been constructed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	Two DG sets of 1000 kVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	303 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 100 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power requirement of the project is 2700 kW which is being provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED. Space for Solar panels has been proposed on rooftop of buildings.
8.3	Details of activities under Environment Management Plan: **Construction Phase:**	

S No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--

6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	**73.50**	**4.0**

Operation Phase:

Sr. No.	Particulars	Recurring cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	**10**

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set). • Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	25 lacs 9 lacs

9	Details of the violation	
9.1	Total cost of the project and total cost of project already executed	• Total project cost: Rs. 34.10 crores. • Cost incurred so far= 34.10Crores
9.2	Description of violation	

Sl. No.	Description	Ownership	Construction Status
16.	**Floors (1st floor to 15th floor)**	M/s Netsmartz Infotech India Pvt Ltd	Construction of all Floors has been done by M/s Netsmartz Infotech India Pvt Ltd.

9.3	Date of commencement of the project	The construction work of the Project building was started on 21.09.2021 after getting the layout plan got approved from the competent authority on 09.08.2021.
9.4	Date of first submission of information of such violation to SEIAA	The promoter company applied for obtaining SEIAA, Punjab vide proposal no. SIA/PB/INFRA2/414596/2023 dated 04.01.2023 for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent suo-moto informed to SEIAA, Punjab on 04.01.2023 regarding the construction of the project carried out in violation of the EIA Notification.
9.5	No. of days of violation	481 days

		(21.09.2021 to 14.01.2023)
9.6	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0197115 lakh/day Non-recurring cost = Rs. 13.89432 lakhs
9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 68.20 lakhs
9.8	Details of prosecution	Punjab Pollution Control Board has filed complaint case against the project namely M/s Netsmartz Infotech India Pvt Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.
9.9	Penalty to be deposited with Punjab Pollution Control Board	In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under: Where operation of the project has not commenced, 1% of the total project cost incurred upto the date of filing of application alongwith EIA/EMP report. The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint. The development work of the project was started 21.09.2021and we have suo-moto reported to SEIAA, Punjab regarding the construction of the IT building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of Rs. 34.10 crores incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.17.05 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.

The Committee observed that the Project Proponent has estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as 68.20 lacs and penalty as Rs. 17.05 Lacs (0.5% of the total project cost). Further, the Committee observed that the activities proposed in the Remediation Plan and Natural & Community Resource Augmentation Plan are very generic and without any timeline for their completion. Further, the details of the legal proceedings filed by the Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006 have not been provided by the Project Proponent.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall submit the Remediation Plan and Natural & Community Resource Augmentation Plan outlining the activities along with their completion timelines after grant of EC, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iii) The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iv) The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.

Item No. 269.04: Application for Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab by M/s SE Biz Infotech Pvt Ltd (Proposal No. SIA/PB/INFRA2/449581/2023).

The Project Proponent was granted Terms of Reference letter No. SEIAA/MS/2022/594 dated 11.04.2023 under Violation category as per EIA Notification dated 14.09.2006 for establishment of Residential Project namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab. The total land area of the project is 4411.073 sqm having built up area of 27,985.24 sqm.

The Project Proponent has submitted final EIA report after incorporating the compliance of Terms of Reference for obtaining Environment Clearance (Violation category) under EIA Notification dated 14.09.2006 for IT Company namely "Sebiz Tower" at Plot No. I-55, Sector 83, SAS Nagar, Punjab. The total land area of the project is 4411.073 having built up area of 27985.242 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 55,971/- vide UTR No. CMS3036052751 dated 30.12.2022. The adequacy of the fee has been checked & verified by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9066 dated 29.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 6/9/2023 and it was observed as under:

1) *The proposed site of the project is located at Vill. Manuali, Dist. SAS Nagar (Mohali), Punjab.*
2) *The project is a commercial building having one tower only with configuration 3B+G+15. The structure work has been completed & as on date no occupancy is there in the project.*
3) *As per the boundary limits of the sites shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
4) *As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr.	*Type of Industrial Unit*	*Required distance as per sitting criteria*

No.		
1.	*Cement Plant/ Grinding Unit*	*300 m*
2.	*Rice Sheller / Salla Plant*	*500 m*
3.	*Stone Crushing / Screening cum Washing plant*	*500 m*
4.	*Hot Mix Plant*	*300 m*
5.	*Brick Kiln*	*300 m*
6.	*CBWTF*	*500 m*
7.	*Poultry farm*	*500 m*
8.	*Jaggery Unit*	*200 m*
9.	*Retail Outlet (Petrol Pump)*	*50 m*

5) *There is no river, eco- sensitive structure within 500 m boundary of the Project site.*

6) *The site complying with general sitting criteria as per policy dated 30/4/2013 and specific siting guidelines as per the Department of Science ,Technology, Environment, Government of Punjab notification no. 3/6/07/STE(4)/2274 dated 25/7/2008 as amended on 30/10/2009."*

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mridul Sharma, Senior Manager M/s SE Biz Infotech Pvt Ltd.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	IT building (Office spaces) project namely "Sebiz Tower" Proponent: S E Biz Infotech Pvt Ltd.

		Applicant: Mr. Gagan Uppal Designation: Authorized signatory
1.2	Proposal:	SIA/PB/INFRA2/449581/2023
1.3	Location of Project:	Alfpa 83, IT city, Mohali
1.4	Details of Land area &Built up area:	Total plot area: 4411.07 Sq.m. (or 1.08 acres) Built up area: 27985.24 Sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 35.21 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of layout plan vide dated 06.07.2021 approved by Senior Town Planner, SAS Nagar for land area measuring 4411.07 sqm.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter No. GMADA-EO/2014/18800 dated 10.07.2014 issued by GMADA for land area measuring 1 acres in the name of M/s SE Biz Infotech Ltd. A copy of layout plan vide dated 06.07.2021 approved by Senior Town Planner, SAS Nagar for land area measuring 4411.07 sqm.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the Project Proponent has submitted an undertaking in the prescribed format.
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 124 no.
4.	Configuration & Population	

4.1 Area details as under:

1	TOTAL PLOT AREA	4411.073	SQM.
2	GROUND COVERAGE @40%	1764.429	SQM.
3	PROPOSED GROUND COVERAGE	1617.61	SQM.
4	PERMISSIBLE FAR AREA@1:4	17644.292	SQM.
5	PROPOSED FAR	15077.859	SQM.
6	PERMISSIBLE COMMERCIAL @ACARE /2SHOP	2 SHOP	NOS.
7	PROPOSED SHOP	2 SHOP	NOS.
8	PROPOSED COMMERCIAL (8 29% OF PLOT AREA)	365.724	rSOM.
9	REQUIRED PARKING (@ 1 ECS /100 SQM)+COMM.	177	NOS.
10	PROPOSED PARKING (STILT+3BASEMENT+OPEN)	324	NOS.
11	PROPOSED MERCANTLE PARKNG	16	NOS.
12	SURFACE PARKING 10% OF TOTAL REQUIRED PARKING	17.83	NOS.
8	AMENITIES AREA(011.07 % OF PLOT AREA	488.735	SQMT.

Built-up Area

Sl. No.	Description	Built-up Area (in sq.m.)
20.	1st Basement	3472.496
1	1st Basement	3472.496
21.	3rd Basement	3472.496
22.	Ground Floor/Stilt	1608.610
23.	1st Floor	1436.250
24.	2nd Floor	1520.671
25.	3rd Floor	1449.408
26.	4th Floor	1320.411
27.	5th Floor	1308.463
28.	6th Floor	1184.977
29.	7th Floor	1143.931
30.	8th Floor	1080.722

31.	9th Floor	1017.594
32.	10th Floor	953.111
33.	11th Floor	889.884
34.	12th Floor	826.806
35.	13th Floor	666.488
36.	14th Floor	525.363
37.	15th Floor	525.652
38.	Terrace(Mumty and Mach. Room)	109.413
Total		27985.242

*The above said details are as per the approved layout plan

4.2 Population details

Sl. No.	Description	Criteria	Population (nos.)
2.	Far Area 15077 Sqm	Population on the floors @1 person/10 Sqm	1508
		Total Estimated Population	1508 persons

5 Water

5.1 Water Demand & Wastewater Generation Details

Sl. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)
1.	Floating Population	1357	15	20
	Permanent Population	150	45	7
Total				27 KLD

Water Demand, Wastewater Generation & Disposal Details

Sl. No.	Details	Demand (KLD)
7.	Domestic water req.	27 KLD

	8.	Flushing water req.	17 KLD
	9.	Fresh Water Demand	10 KLD
	10	**Wastewater Generation (@ 80% of total water req.)**	**22 KLD**
	11	*Treatment in STP of capacity 100* m^3/day *based on MBBR Technology installed within project.*	-
	12	Treated wastewater generation *(@ 98% of wastewater)*	5 KLD
5.2	Source:	Ground water (Borewell)	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Submitted	
5.4	Total wastewater generation:	22 KLD	
5.5	Treatment methodology: *(STP capacity, technology & components)*	22 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 100 m^3/day capacity already installed within project.	
5.6	Treated wastewater for flushing purpose:	17 KLD	
5.8	Utilization/Disposal of excess treated wastewater.	The Project Proponent has not submitted permission for excess treated wastewater discharge into sewer.	
5.9	Cumulative Details:		

Sl. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Into sewer
1.	27 KLD	22 KLD	17 KLD	17 KLD	5 KLD

***The Project Proponent has not submitted water details pertaining to green area.**

5.10	Rain water harvesting proposal:	1 rain water recharging pit has been provided.
6	**Air**	

6.1	Details of Air Polluting machinery:	Two DG sets of 1000 KVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	Waste Management	
7.1	Total quantity of solid waste generation	301 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been earmarked in the layout plan. The solid waste is duly segregated at source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 100 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	Energy Saving & EMP	
8.1	Power Consumption:	Total power requirement of the project is 2700 kW which is being provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED. Space for Solar panels has been proposed on rooftop of buildings.
8.3	Details of activities under Environment Management Plan:	

Sr. No.	Particulars	Approx. Capital Cost (Lac)	Approx. Recurring Cost (Lac)
1	Medical Cum First Aid	0.50	1.0
2	Toilets for sanitation system	1.0	0.50
3	Wind breaking curtains	3.0	1.5
4	Sprinklers for suppression of dust	2.0	1.0
5	Sewage Treatment Plant	50.0	--
6	Solid Waste segregation & disposal	12.0	--
7	RWHP	2.0	--
8	Green area development	3.0	--
	Total	73.50	4.0

Operation Phase:

Sr. No.	Description	Recurring Cost in lacs
1.	Sewage Treatment Plant	4.5
2.	Solid Waste segregation & disposal	3.0
3.	RWHP	2.0
4.	Green area development	0.50
	Total	10.00

Additional Environmental Activities as given below:

• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (one set @ 25 lacs/set).	25 Lac
• Amount to be given to Greening Punjab (1 tree @ 1000) = 900 trees	9 lac

9 Details of the violation

9.1	Total cost of the project and total cost of project already executed	• Total project cost: Rs. 35.21 crores. • Total project cost incurred so far= 35.21 Crores

9.2 Description of violation

Sl. No.	Description	Ownership	Construction Status
17.	**Floors (1st floor to 15th floor)**	M/s SE Biz Infotech Pvt Ltd	Construction of all Floors has been done by M/s S E Biz Infotech Pvt Ltd.

9.3	Date of commencement of the project	The construction work of the Project building was started on 21.09.2021 after getting the layout plan got approved from the competent authority.
9.4	Date of first submission of information of such violation to SEIAA	The promoter company applied for obtaining SEIAA, Punjab vide proposal no. SIA/PB/INFRA2/414620/2023 dated 14.01.2023 for issuance of TORs as per Office Memorandum dated 07.07.2021. Therefore, the project proponent sub-moto informed to SEIAA, Punjab on 12.04.2023 regarding the construction of the project carried out in violation of the EIA Notification.
9.5	No. of days of violation	481 days (21.09.2021 to 14.01.2023)
9.6	Recurring and non-recurring cost for environmental damages	Recurring cost = Rs. 0.0197115 lakh/day Non-recurring cost = Rs. 13.89432 lakhs

9.7	Cost of remediation plan and natural & community resource augmentation plan	Rs. 68.20 lakhs
9.8	Details of prosecution	Punjab Pollution Control Board has filed complaint case against the project namely M/s SE Biz Infotech Pvt Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.
9.9	Penalty to be deposited with Punjab Pollution Control Board	In the OM dated 07.07.2021, vide which SOP for handling of violation cases under EIA Notification has been laid down for new projects, it has been mentioned as under: Where operation of the project has not commenced, 1% of the total project cost incurred upto the date of filing of application along with EIA/EMP report. The percentage rates shall be halved if the project proponent suo-moto reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint. The development work of the project was started 21.09.2021and we have suo-moto reported to SEIAA, Punjab regarding the construction of the IT building project carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of Rs. 35.21 crores incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.17.05 Lakhs. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.

The Committee observed that the Project Proponent has estimated the cost of Remediation Plan and Natural & Community Resource Augmentation Plan as 70.40 lacs. Further, the penalty has been worked out as Rs. 17.05 Lacs (0.5% of the total project cost). The Committee observed that the penalty worked out by the Project Proponent needs to be revised to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.

Further, the Committee observed that the activities proposed in the Remediation Plan and Natural & Community Resource Augmentation Plan are very generic. Further, the details of the legal proceedings filed by the Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006 have not been provided by the Project Proponent.

The Committee after detailed deliberations decided to defer the case till the receipt of reply of the below mentioned observations:

(i) The Project Proponent shall submit the specific activities to be carried out under Remediation Plan and Natural & Community Resource Augmentation Plan along with their timelines, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(ii) The Project Proponent shall submit the details of legal proceedings filed by Punjab Pollution Control Board for violation of the provisions of EIA Notification dated 14.09.2006, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iii) The Project Proponent shall submit CA Certificate certifying the project cost incurred upto the date of filing of application along with EIA/EMP Report, in compliance of the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

(iv) The Project Proponent shall revise the penalty amount from Rs. 17.05 Lacs to Rs. 17.60 Lacs i.e., 0.5% of the total project cost of Rs. 35.21 Crores.

(v) The Project Proponent shall submit the details regarding plantation of 124 No. of Trees by marking the same on the layout plan.

Item No. 269.05: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Atlantis Heights" located at Village Nabha, Zirakpur, District SAS Nagar, Punjab by M/s Atlantis (Proposal No. SIA/PB/INFRA2/433772/2023).

The Project Proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Atlantis Heights" located at Village Nabha, Zirakpur, District SAS Nagar, Punjab. The total area of the project is 8238.84 sqm having built up area of 27186.61 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is Rs. 30 Cr.

The Project Proponent has submitted online form, checklist & other relevant documents through Parivesh Portal. He has deposited fee of Rs. 54,374/- vide UTR No. N170232508756295 dated 19.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The latest construction status report furnished by Punjab Pollution Control Board vide letter No. 5314 dated 24.07.2023 is as under:

"It is further intimated that the proposed site of the project was visited by officer of the Board on 4/7/2023 and the pointwise status report is as under:

1. *The proposed site of the project is located at Village Nabha, Zirakpur, Dist. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works at site.*
3. *As per the boundary limits shown by the representative, it was observed that there is no operational approved/consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m.*
4. *The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

It is relevant to mention here that the Board vide letter no. SEE(HQ-2)/2022/F.No.82 dated 11/3/2022 has intimated that it has been observed that while filing application for Environment Clearance under EIA notification, 2006, the project proponents proposed to discharge their effluents into public sewer. At times, the capacity of the STP is not adequate to handle the additional effluents load of such project. For instance, cities like Zirakpur and Kharar have treatment capacity much below the present effluent generation. Despite this, the MCs of these

cities are giving NOCs for allowing the outlet of new projects to their sewer. In absence of environmentally sound disposal arrangements, untreated or partial treated effluent is being bypassed from these STPs causing serious environmental damages. In absence of sustainable disposal arrangements, the project proponents, resort to unhealthy practices, like disposal of effluents into the bore wells or for stagnation or to unknown places / drains / roadside / ponds through mobile tankers etc. Further requested State Level Environment Impact Assessment Authority that the Environment Clearance may not be granted for disposal of effluent into public sewer in case the city STPs have not adequate capacity to handle the additional wastewater from such new / expansion projects. There project proponents shall be advised to provide concrete proof for alternate modes of disposal like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.

Further, it is appropriate to mention here that the authority of the MC, Zirakpur was given personal hearing before the worthy Chairman of the BOard on 11/4/2022, as per decision no. (iii) i.e. M.C. Zirakpur be directed not to approve new project plans till necessary infrastructure like sewer/ STPs/ disposal mechanism is not put in place with copy to PSLG. The project proponent has not submitted permission regarding additional land for the disposal of treated effluent till the sewer line is not available at project site. Moreover, present STP of MC, Zirakpur is under capacity and is not adequate to handle the additional effluent load of such projects."

Deliberations during 256th meeting of SEAC held on 21.08.2023.

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.

(ii) Sh. Deepak Gupta, Environmental Advisor.

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

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Atlantis Heights" by M/s Atlantis
1.2	Proposal:	SIA/PB/INFRA2/433772/2023
1.3	Location of Project:	Village Nabha, Zirakpur, Tehsil Derabassi , Distt. Mohali, Punjab
1.4	Details of Land area & Built up area:	Plot area: 8238.84sq.m. Built up area: 27186.61 sq.m.

1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as built-up area of the project will be 27186.61 sq.m.
1.6	Cost of the project	Rs. 30 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Master Plan of Derabassi showing location of the project submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The permission for Change of Land use for the land area measuring 8238.84 sqm not submitted, however, the Project Proponent submitted the land ownership document in form of letter of consent in the name of Atlantis for the land area measuring 9850 sqyards (8234 sqm) and in form of sale deed of total land area measuring 3 bigha 6 biswa (3785.46 sqm).
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, undertaking in the prescribed format submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, undertaking in the prescribed format submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, undertaking in the prescribed format not submitted.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.

<table>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 2525 sq.m.
Proposed trees to be planted: 125 nos.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td>Proposal &Configuration</td><td><u>Area Statement</u>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>Area (in sq.m.)</th></tr>
<tr><td>1.</td><td>Total Plot Area</td><td>8238.84 sq.m</td></tr>
<tr><td>2</td><td>Built up area</td><td>27186.61 sq.m.</td></tr>
</table></td></tr>
<tr><td>4.2</td><td>Population details</td><td>970 persons
<table>
<tr><td>Flats 194 Flats</td><td>194 flats@ 5 residents each per flat</td><td>970 Persons</td></tr>
<tr><td colspan="3">Total Estimated Population = 970 Persons</td></tr>
</table></td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td>87 KLD
Table 5: Water demand & wastewater generation calculations
<table>
<tr><th>Sl. No.</th><th>Details</th><th>Population</th><th>Criteria</th></tr>
<tr><td>1.</td><td>Flats Population</td><td>970 @ 135 lit./day</td><td>131 M3/day</td></tr>
<tr><td>2.</td><td>Domestic water required</td><td></td><td>131 M3/day</td></tr>
<tr><td>3.</td><td>Total Flow to STP@ 80%</td><td>(Domestic water)</td><td>105 M3/day</td></tr>
<tr><td>4.</td><td>Reuse of treated waste water</td><td>Flushing @ 45 ltr/person
Green area 2525@5.5 ltr/sqm</td><td>44 M3/day
14 M3/day
58 M3/day</td></tr>
</table></td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)</td><td>No, permission from PWRDA is not required as water demand will be met exclusively for Drinking and Domestic purpose.</td></tr>
</table>

<table>
<tr><td></td><td>Details thereof</td><td></td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>105 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>105 KLD of wastewater will be generated from the project which will be treated in proposed STP of 160 KLD capacity based on SBR Technology followed by UF.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>44 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 14 KLD
Winter: 4 KLD
Monsoon:1 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>47 KLD excess treated water will be disposed in to MC sewer.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>131 KLD</td><td>105 KLD</td><td>104 KLD</td><td>44 KLD</td><td></td><td>Summer: 47 KLD
Winter:57 KLD
Monsoon:60 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>2x240, 2x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
</table>

6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	388 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Biodegradable waste will be composted by use of 1 Composter of 225 kg each. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated whichwill be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 1000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and solar street lights
8.3	Details of activities under Environment Management Plan.	

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	
2.	Toilets for sanitation system	2.0	1.0	

	3.	Wind breaking curtains	7.0	2.0	
	4.	Sprinklers for suppression of dust	2.0	3.0	
	5.	Sewage Treatment Plant	40.0		4.5
	6.	Solid Waste segregation & disposal	10.0		3.0
	7.	RWHP	20.0		8.0
	8.	Green area development	4.0		1.5
	9	Smoke gun	6.0	2.0	
	Total		**91.50**	**9.0**	**17.0**
	Monitoring Plan			5.90	6.90
	Further, Rs. 30.0 Lakhs i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.				

The Committee perused letter No. 5314 dated 24.07.2023 of PPCB and noted the observation of PPCB that the treatment capacity of Zirakpur & Kharar STPs is much below the present effluent generation. Despite this, the MCs of these cities are giving NOCs for allowing the outlet of new projects to their sewer. In the absence of environmentally sound disposal arrangements, untreated or partial treated effluent is being bypassed from these STPs causing serious environmental damages. In the absence of sustainable disposal arrangements, the project proponents, resort to unhealthy practices, like disposal into bore wells or for stagnation or to unknown places / drains / roadside / ponds through mobile tankers etc. The PPCB has accordingly requested State Level Environment Impact Assessment Authority (SEIAA) that EC may not be granted for disposal of effluent into public sewer in case the city STPs does not have adequate capacity to handle the additional wastewater from such new / expansion projects. PPCB have further stated that the project proponents shall be advised to provide concrete proof for alternate modes of disposal like availability of adequate land for utilizing treated effluents for plantation or to adopt other environmentally sound effluent disposal arrangements.

The Committee also perused the letter No. 2000 dated 13.06.2023 issued by E.O, Nagar Council, Zirakpur in respect of project under consideration and noted that the treatment capacity of STP Zirakpur is much below the present effluent generation as pointed out by the PPCB in their letter dated 24.07.2023. It has further been mentioned by E.O that one more STP of 17 MLD is being installed by Sewerage Board for Kishanpura Area for which tender has been allotted to M/s Anand Projects Company and the work is likely to be completed shortly. The E.O has further stated that a resolution for installing 17 MLD STP for Nabha village has been passed by Nagar Council, Zirakpur. It was further mentioned by E.O that the above proposals shall be got completed within 2 years. The E.O has further mentioned that 65 KLD of treated sewage of the project can be connected to the main sewer after depositing of the necessary charges.

The Committee was apprised that Punjab Water Supply & Sewerage Board vide letter No. PWSSB/D:II/2022/21061 dated 16.12.2022 informed SEIAA that presently 20.16 MLD of sewage is being received at the existing STP of 17.3 MLD capacity. Further to address the gap in sewage, the work for installing another STP of 17 MLD capacity has already been allotted but the work has been held due to land court case.

In view of the comments of PPCB, the Project Proponent was advised to provide the alternative scheme for the utilization of treated effluent as a stop gap arrangement till the time the new STP for which the work has already been allotted gets completed and thereafter the Project Proponent is allowed to connect the project sewer with MC sewer. The Committee after detailed deliberations, decided to defer the case till the receipt of reply from the Project Proponent.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.

(ii) Sh. Deepak Gupta, Environmental Advisor.

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

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

Sr. No.	Observation	Reply given by the Project Proponent
1.	The Project Proponent was advised to provide the alternative scheme for the utilization of treated effluent as a stop gap arrangement till the time the new STP for which the work has already been allotted gets completed and thereafter the Project Proponent is allowed to connect the project sewer with MC sewer	Punjab Water Supply & Sewerage Board has already awarded the work order of boundary wall of STP and the bid for construction of STP will be opened after that the STP construction work will be awarded and the STP construction will be completed within two years. The project will be completed within three years.

The Committee perused the reply given by the Project Proponent along with SEIAA letter No. SEIAA/2023/1897 dated 07.11.2023, wherein it has been mentioned that Punjab Water Supply & Sewerage Board vide letter No. PWSSB/2023/D-2/25363 dated 27.10.2023 intimated that "*the DPR of Zirakpur town amounting to Rs. 6049.09 Lakhs has been approved during DPR/estimate approval Committee meeting held on 12.10.2023. The DPR also consists of proposal for installation of STP of 22.5 MLD along with 3 KLD FTP in Zirakpur town. The tenders for the work will be called shortly and the work regarding construction of STP will be completed within 2 years after allotment of tender".*

In view of above, the Committee asked the Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD as mentioned in PWSSB letter dated 27.10.2023. Further, Punjab Pollution Control Board (PPCB) also shall not issue Consent to Operate (CTO) till the project sewer is connected with the MC sewer.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits an affidavit duly signed by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer & completion of the new STP of 22.5 MLD at Zirakpur Town.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Sh. Vishwas Chadha, Partner M/s Atlantis.

(ii) Sh. Deepak Gupta, Environmental Advisor.

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

The Committee observed that the affidavit submitted by the Project Proponent was not found to be satisfactory, as per the observation made in the 266th meeting of SEAC held on 20.11.2023. The Committee asked the Project Proponent to submit the revised affidavit. After deliberations, SEAC decided to defer the case till the receipt of the reply of the below mentioned observations:

1. The Project Proponent shall submit the revised affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall give possession to the flat owners until the outlet of the project sewer is connected with the MC, Sewer & until the completion of the new STP of 22.5 MLD at Zirakpur (Mohali).

2. The Project Proponent shall submit credible document (Agreement to Sell the Land) showing the intent of the private land owner to sell the land for the proposed project, in compliance of OM dated 7.10.2014 issued by Ministry of Environment Forest & Climate Change, Govt. of India.

3. The Project Proponent shall submit copy of permission obtained from Forest Department for access to the project under Forest Conservation Act, 1980.

4. The Project Proponent shall earmark the location of the project on the Master Plan, indicating that the proposed project falls within the land use as indicated in the Master Plan.

Item No.269.06: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Expansion of Integrated Township namely "Mohali Hills" at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab by M/s Emaar India Ltd. (Proposal No. SIA/PB/INFRA2/439703/2023).

The Project proponent was granted Environmental Clearance from MoEF&CC, Govt. of India vide letter No. 21/171/2007-IA.III dated 18.06.2008 for the development of 4 residential sectors i.e Sector 98,105,108 and 109 as part of an integrated township on a total plot area of 359.56 Ha(888.46 Ha). As per the said Environmental Clearance granted, area under plotted development was 102.25 Ha, area under group housing was 23.98 Ha, area under commercial use was 14.09 Ha, area under EWS housing was 14.85. The total built up area proposed under group housing was 2,97,000 sqm and area under institutional use was 181619 sqm. Total no. of (3507 apartments+ 2766 EWS units) are proposed to be constructed and 3425 No. of plots of various sizes to be developed.

The project Proponent was thereafter granted Environmental Clearance DECC/SEIAA/2020/1512 dated 19.03.2020 for the development of integrated township namely "Mohali Hills" at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab. The total land area of the project was 625.35 acres (253.07 Ha) having built-up area of project as 8,61,844.852 sqm. The present construction status reported by the promoter company is as under:

Construction status of the Project

Project Description	Construction status Sector 99, 104, 105, 106, 108 & 109								
Infrastructure Development Works	1. 786 no.s houses have been constructed and customers started residing. 2. STP with 2.5 MLD capacity for sector 99, 104,105 & 106 and 5 MLD capacity for sector 108 & 109 installed & commissioned.								
Sectors – Services	Sewerage	Drainage	Water supply	Flushing	Roads	Street lighting	Feeder pillars	UG water tanks	Parks development work
Completion (%age)	96%	96%	96%	96%	95%	96%	96%	100 %	95%

The Views Sec. 105 (Multi storey apartments)	Total units – 696 nos. 1. **Tower J (84 units)** – Finishing work completed. Occupation certificate received from GMADA. 82 units handed over to customers. 2. **Tower G (112 units)** – Finishing work completed. Occupation certificate received from GMADA. 105 units handed over to customers. 3. **Tower H (148 units)** – Finishing work completed. Occupation certificate received from GMADA. 142 units handed over to customers. 4. **Tower K (112 units)** – Finishing work completed. Occupation certificate received from GMADA. 108 units handed over to customers. 5. **Tower L (136 units)** – Finishing work completed. Occupation certificate received from GMADA. 129 units handed over to customers. 6. **Tower F (104 units)** – Finishing work completed. Occupation certificate received from GMADA. 100 units handed over to customers
Central Plaza – Sec.105 (Commercial)	Total units – 286 nos. 1. Structure/finishing work completed. 2. Occupation certificate received from GMADA. 3. 182 units handed over to customers.
The Bungalows Sec. 105, 108 & 109 (Single storey unit)	Total units – 71 nos. 1. Finishing work of 71 units in sector 105, 108 & 109 completed. 2. Occupation certificates received from GMADA for 71 units. 3. 70 units handed over to customers.
The Villas – Sec. 106, 108 & 109 (Three storey unit)	Total units – 99 nos. 1. Structure works of 99 units completed. 2. Occupation certificates received from GMADA for 98 units. 3. 82 units handed over to customers.
The Terraces Sec. 108 (Independent floors)	Total units – 54 nos. 1. Finishing work of 54 units completed 2. Occupation certificate received from GMADA for 51 units. 3. 51 units handed over to customers.

The Project Proponent in the name of M/s Emaar India Limited was thereafter granted Auto Terms of Reference vide letter No. SEIAA/PB/MIS/2022/TOR(EXP)/05 dated 08.03.2022 for expansion of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab.

Present Case

Now, the project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Integrated Township namely "Mohali Hills" at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project increased from 625.35 acres to 630.96 acres having built-up area increased from 8,61,844.852 sqm to 10,11,844.85 sq.m(details as under) The overall project comprises of 3,369 residential plots, 1 No. Group housing, 3 commercial plots, Club building, EWS, Area under facilities, Reserved area, etc. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent submitted final EIA report after incorporating the compliance of ToR, Certified Compliance Report, Checklist, Synopsis and other additional documents through Parivesh portal. The Project Proponent has deposited Rs. 1705/- UTR No. N354211759072266 dated 20.12.2021 and Rs. 35795/- vide UTR No. HSBCN22063820878 dated 04.03.2022 and Rs. 1,12,500 vide UTR No. 9001C3F8U0GG/031922010000041 dated 17.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7640 dated 05.10.2023 furnished latest construction status report, relevant portion of the same is as under:

"The project site was visited by officer of the Board on 25.09.2023 and it was observed as under:

1. *As per the site shown by the representative the Project Proponent intendeds to add 2 new pockets of land in the existing project. During visit it was observed that no site development work has been started in the proposed land to be added in the expansion project and the site is empty plot.*
2. *As physically observed, the distance of the proposed site from 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/saila plant*	*500m*
3.	*Stone crushing/screening cum washing plant*	*500m*
4.	*Hot mix plant*	*300m*
5.	*Brick kiln*	*300m*
6.	*CBWTF*	*500m*
7.	*Poultry Farm*	*500m*

8.	*Jaggery unit*	*200m*

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

(i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td colspan="2">Basic Details</td></tr>
<tr><td>1.1</td><td>Name of Project & Project Proponent:</td><td>Name: Expansion of Integrated Township namely "Mohali Hills" by M/s Emaar India Ltd.
Project Proponent: Shishir Lal (Authorized Signatory)</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td>SIA/PB/INFRA2/439703/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td>Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab</td></tr>
<tr><td>1.4</td><td colspan="2">i) Details of Land area & built-up area as per the Environmental Clearance and application proposal
<table>
<tr><th>Sr. N</th><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion</th></tr>
<tr><td>1.</td><td>Total Plot Area</td><td>625.35 acres</td><td>5.61 acres</td><td>630.96 acres</td></tr>
<tr><td>2.</td><td>Net planned Area</td><td>501.07 acres</td><td>12.68 acres</td><td>513.75 acres</td></tr>
<tr><td>3.</td><td>Built up area</td><td>8,61,844.852 sq.m</td><td>1,50,000 sq.m</td><td>10,11,844.85 sq.m</td></tr>
</table>
ii)The Sector wise area classification of 5.61 acres as per the application proposal is as under:
<table>
<tr><th>Sr. No</th><th>SECTOR</th><th>AREA ADDED</th><th>AREA DELETED</th><th>DIFFERENCE</th></tr>
<tr><td></td><td></td><td>Acre</td><td>Acre</td><td>Acre</td></tr>
<tr><td>1</td><td>110</td><td>6.775</td><td>9.28</td><td></td></tr>
<tr><td>2</td><td>109</td><td>7.87</td><td>1.53</td><td></td></tr>
<tr><td>3</td><td>105 & 106</td><td>1.775</td><td></td><td></td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td colspan="2"><table><tr><td>Total</td><td></td><td>16.42</td><td>10.81</td><td>5.61</td></tr></table></td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Cost details of the project are given below:<table><tr><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (After Expansion</th></tr><tr><td>Project cost</td><td>Rs. 2,108.286 Crores</td><td>- Rs. 202.286 Crores</td><td>Rs. 1,906 Crores*</td></tr></table>*Estimated Project cost has been reduced due to change in planning (as earlier there was planning for construction of Villas).
Total estimated cost of the project including expansion cost will be Rs. 1,906 Crores including land and development cost. Out of which, Rs. 776.794 Crores have already been spent on the project.</td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>The project is an area development project and falls in existing/Approved development as per Master plan of SAS Nagar. The location of the project in the Master Plan of SAS Nagar has been earmarked in the residential zone.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof:
(CLU/building plan approval status)</td><td>The details of the permission for change of land use for total land area measuring 762.441 acres area as under:

1. Permission for Change of Land of Use vide memo No. 16950 dated 01.08.2006 issued by Department of Housing & Urban Development for total land measuring 106.66 acres.

2. Permission for Change of Land of Use vide letter No. 3812 dated 17.08.2017 issued by Department of Town & Country Planning, Punjab for total land measuring 14.24 acres.</td></tr>
</table>

		3. Permission for Change of Land of Use vide memo No. 11890 dated 21.11.2006 issued by Department of Housing & Urban Development for total land measuring 390.71 acres. 4. Permission for Change of Land of Use vide memo No. 3347 dated 08.08.2007 issued by Department of Town & Country Planning, Punjab for total land measuring 185.01 acres. 5. Permission for Change of Land of Use vide memo No. 8679 dated 04.11.2008 issued by Department of Town & Country Planning, Punjab for total land measuring 19.37 acres. 6. Permission for Change of Land of Use vide memo No. 8900 dated 23.12.2010 issued by Department of Town & Country Planning, Punjab for total land measuring 18.87 acres. 7. Permission for Change of Land of Use vide memo No. 1432 dated 12.04.2012 issued by Department of Town & Country Planning, Punjab for total land measuring 24 acres. 8. Permission for Change of Land of Use vide memo No. 6984 dated 28.11.2014 issued by Department of Town & Country Planning, Punjab for total land measuring 3.581 acres.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	1. A copy of Forest NOC vide No. 9-PBB410/2015-CHA dated 22.01.2016 for diversion of 0.000099 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar

		Banur-Tepla road B/w KM 10-11 L/s submitted. 2. A copy of Forest NOC vide No. 9-PBB409/2015-CHA dated 22.01.2016 for diversion of 0.0006 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted. 3. A copy of Forest NOC vide No. 9PBB403/2015-CHA dated 22.06.2016 submitted for diversion of 0.000486 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and weliness zone Sector -108 SAS Nagar Village Raipur Kalan dhool on Kharar-Banur-Tepla Road B/w KM 11-12 L/s submitted. 4. A copy of forest NOC vide No. 8210 dated 16.01.2017 for diversion of 0.010 Ha of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and weliness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar-Banur-Tepla Road RHS submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No, clearance is not required under Wildlife Protection Act, 1972, as City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at a nearest distance of

		approx. 10 km and 16 km respectively from the project boundary.
3.4	Distance of the project from the Critically Polluted Area.	Not applicable, as project location falls outside of critically polluted area. Nearest critically polluted area is Ludhiana which is approx. 80 km from our project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary.
3.6	Green area requirement and proposed No. of trees:	Total green area: 1,76,888 sq.m No. of trees required: 32,000 trees on the basis of 1 tree per 80 sq.m of plot area
4.	**Configuration & Population**	
4.1	**(i) Comparison of Detailed Area from EC accorded and as per revised layout**	

S. No.	Description	EC Accorded (in acres)	Proposed (in acres)	Total After Expansion (in acres)
1.	**Total Scheme Area**	2,53,0702 sq.m (625.35 acres)	22,703 sq.m (5.61 acres)	2,55,3405 sq.m (630.96 acres)
2.	Area under EWS	31.27(@ 5%)	0.94	32.21 (@ 5.1%)
3.	**Area of Scheme after deduction of EWS (1-2)**	**2,40,4156 sq.m (594.08 acres)**	**18,899 sq.m (4.67 acres)**	**2,423,055 sq.m (598.75 acres)**
4.	Reserved Area	43.89	(-) 3.8	40.09
5.	Area under Commercial and Mixed Land use	49.12	(-) 4.21	44.91
6.	**Net Planned Area (1-2-4-5)**	**2,02,7758 sq.m (501.07 acres)**	**51,314 sq.m**	**2,07,9072 sq.m (513.75 acres)**

			(12.68 acres)	
7.	Total Residential Area • Area under Residential Plotted • Area under Residential Group Housing	242.03 (@ 48.30%) 224.11 17.92	6.41 10.25 (-) 3.84	248.44 (@ 48.4%) 234.36 14.08
8.	Area under Commercial	7.01(@ 1.40%)	3.28	10.29(@ 2.00%)
9.	Area Under Parks	42.83(@ 7.21%)	0.88	43.71(@ 7.3%)
10.	Area under Facilities	43.20(@ 7.27%)	(-) 0.2	43.00 (@ 7.18%)
11.	Area under Roads	166.0(@ 27.94%)	2.31	168.31(@ 28.11%)

(ii) Sector wise details of area after expansion

Sector No.	Scheme Area	Reserved Area	Area under EWS	Area under Residential (in acres)	Area under	Area under	Total Area under Facilities (in acres)

	(in acres)	(in acres)	(in acres)			Commercial (in acres)	parks (in acres)	Area under Facilities	Area under STP, ESS & water works
				Group Housing	Residential Plotted				
98	79.73	21.84	-	-	(178 no.) 12.83	0.83	6.71	10.52	0.45
99	17.94	0.37	2.42	-	(115 no.) 5.15	-	0.99	5.11	-
104	21.14	0.66	1.11	-	(180 no.) 9.62	-	1.36	-	-
105	103.73	4.50	-	14.084	(464 no.) 34.80	7.68	9.19	0.89	1.02
106	9.82	0.03	-	-	(80 no.) 5.43	-	0.94	0.51	-
108	148.96	3.63	-	-	(812 no.) 57.32	1.78	8.83	6.54	0.40
109	229.52	9.06	9.06	-	(1540 no.) 109.21	-	15.69	15.11	1.95
110	20.12	0.00	19.62	-	0.00	-	0.00	0.50	-
Total	**630.96**	**40.09**	**32.21**	**14.084**	**234.36**	**10.29**	**43.71**	**39.18**	**3.82**

4.2 Population details:

Description	EC Accorded	Proposed	Total (After Expansion
Population	77,629 persons	739 persons	78,368 persons

Detailed Population Calculations total after Expansion

Sector No.	Reserved Area (in acres)	Population under reserved area @ 100 persons per acre	No. of Residential Plots	Population under plots @ 15 persons per plot	Area under Group Housing (in acres)	Population under Group Housing @ 800 flats 5 persons per flat	Area under EWS (in acres)	Population EWS @ 450 persons per acre	Total Area under Commercial & Facilities (in acres)	Population under Commercial & Facilities @ 100 persons per acre
98	21.84	2,184	178	2,670	-	-	-	-	11.8	1,180
99	0.37	37	115	1,725	-	-	2.42	1,089	5.11	511
104	0.66	66	180	2,700	-	-	1.11	500	-	-
105	4.50	450	464	6,960	14.08	4,000	-	-	9.59	959
106	0.03	3	80	1,200	-	-	-	-	0.51	51
108	3.63	363	812	12,180	-	-	-	-	8.72	872
109	9.06	906	1,540	23,100	-	-	9.06	4,077	17.06	1,706
110	0.00	-	-	-	-	-	19.62	8,829	0.5	50
Total	**40.09**	**4,009 persons**	**3,369**	**50,535 persons**		**4,000 persons**		**14,495 persons**		**5,329 persons**
Total-78368 persons										

5 Water

5.1 Comparison of Water Demand & Wastewater Generation Details of EC Accorded and Total (After Expansion)

Description	EC Accorded	Proposed	Total (After Expansion)
Domestic Water Demand	13,744 KLD	(-) 4,005 KLD	9,739 KLD
Wastewater generated	11,374 KLD	(-) 3,583 KLD	7,791 KLD

Based on STPs installed in the sectors, water demand and wastewater generation has been bifurcated as under:

Brief of water demand & wastewater generation

Description	Sectors 98, 99, 104, 105 & 106	Sectors 108, 109 & 110	Total
Total Water Demand	3,059 KLD	6,680 KLD	9,739 KLD
Fresh water	2,012 KLD	4,434 KLD	6,446 KLD
Wastewater Generated	2,447 KLD	5,344 KLD	7,791 KLD
STP Capacity	Existing STP of capacity 2.5 MLD + proposed STP of capacity 0.5 MLD	Existing STP of capacity 5 MLD + proposed STP of capacity 0.5 MLD	STPs of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each

5.2 (i) Water Demand & Wastewater Generation Details for Sectors- 98, 99, 104, 105 & 106

S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand
1.	Residential Population	20,844	@ 135 lpcd	2,814 KLD
2.	Floating Population	5,441	@ 45 lpcd	245 KLD
	Total Water Demand	**3,059 KLD**	**Total Water Demand**	**3,059 KLD**
Total Flushing Water Requirement @ 45 lpcd for residential pop. and @ 20 lpcd for floating Pop.				1,047 KLD
Net Fresh water requirement				**3,059 – 1,047 = 2,012 KLD**
Sewage generation (@ 80% of 3,059 KLD)				2,447 KLD
Capacity of proposed STP				Existing STP of 2.5 MLD capacity in Sector 105 + proposed STP of capacity 0.5 MLD

Treated wastewater (@ 98% of 2,447 KLD)	2,398 KLD
Horticulture demand for an area of 77,659 sq.m (or 19.19 acres) • Summer (@ 5.5. lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day)	427 KLD 140 KLD 39 KLD

(ii) Water Demand & Wastewater Generation Details for Sectors 108, 109 & 110

S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand
1.	Residential Population	48,186	@ 135 lpcd	6,505 KLD
2.	Floating Population	3,897	@ 45 lpcd	175 KLD
	Total Water Demand	**6,680 KLD**	**Total Water Demand**	**6,680 KLD**
Total Flushing Water Requirement @ 45 lpcd for residential pop. & @ 20 lpcd for floating pop.				2,246 KLD
Net Fresh water requirement				**6,680 – 2,246 = 4,434 KLD**
Sewage generation (@ 80% of 6,680 KLD)				5,344 KLD
Capacity of proposed STP				Existing STP of 5 MLD capacity in Sector 109 + proposed STP of capacity 0.5 MLD
Treated wastewater (@ 98% of 5,344 KLD)				5,237 KLD
Horticulture demand for an area of 99,228.92 sq.m (or 24.52 acres) • Summer (@ 5.5. lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day)				546 KLD 179 KLD 50 KLD

<table>
<tr><td>5.3</td><td>Source:</td><td>Borewells</td></tr>
<tr><td>5.4</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>Yes, permission has been obtained from competent authority vide permission number PWRDA/01/2022/L3/302 dated 19.01.2022, submitted.</td></tr>
<tr><td>5.5</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of the request letter for issue NOC/timeline regarding laying of GMADA trunk sewer and storm line for disposal of excess treated wastewater and storm water respectively, disposal of solid waste for the integrated township namely “Mohali Hills” in Sector 98, 99, 104, 105, 106, 109 & 110, Mohali, Punjab.</td></tr>
<tr><td>5.6</td><td colspan="2">Cumulative Details:
<table>
<tr><th>Sr. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into GMADA sewer</th></tr>
<tr><td>1.</td><td>9,739 KLD</td><td>7,791 KLD</td><td>7,635 KLD</td><td>3,293 KLD</td><td>Summer: 973 KLD
Winter: 319 KLD
Monsoon: 89 KLD</td><td>Summer 3,369 KLD
Winter: 4,023 KLD
Monsoon : 4,253 KLD</td></tr>
</table></td></tr>
<tr><td>5.7</td><td>Rain water harvesting proposal:</td><td>166 rain water recharging pits are proposed, out of which 52 pits will be constructed by individual plot owners and remaining 114 recharge pits (with 342 boreholes) will be constructed by project proponent Presently, 24 pits have been constructed so far.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
</table>

7.1	Total quantity of solid waste generation	Description	EC Accorded	Proposed	Total (After Expansion	
		Solid waste generation	28,750 kg/day	729 kg/day	29,479 kg/day	
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be composted by use of composter of size 6 × 2000 and 1 × 500 kg/day. Presently, composter of 500 kg/day capacity is being used for managing biodegradable waste in Sector 105. Inert waste is being dumped to authorized dumping site. The recyclable waste is being sold to resellers.				
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.				
8	Energy Saving & EMP					
8.1	Power Consumption:	Total power demand for the project will be 65,106 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).				
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar street lights will be provided within the project premises.				
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is given below:				

S. No.	Title	Capital cost (Rs. in lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air & Noise Pollution Control (Acoustic enclosure for DG sets)	10	2
2.	Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD;	100	10

	out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each)		
3.	Landscaping and development of green area	25	25
4.	Solid Waste Management	50	5
5.	Rain water recharging pits	75	5
6.	Environmental monitoring	3	5
Total		Rs. 263 Lakhs	Rs. 52 lakhs per annum

Mr. Shishir Lal (Head- Sustainability Excellence Centre) of M/s Emaar India Ltd. will be responsible for implementation of Additional Environmental Activities. Following activities has been proposed as per earlier EC letter:

Additional Environmental Activities (CER as per earlier EC)

S. No.	Activities	Annual expenditure	Timeline	Total expenditure in 7 years
1.	Adoption of Village Raipur Kalan			
	Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc.	Rs. 43 lakhs	7 years	Rs. 3.01 Cr
	Adoption of Village Pond & its maintenance	Rs. 20 lakhs	7 years	Rs. 1.4 Cr
2.	Installation of water coolers in common areas for general public in different places	Rs. 1.5 lakh	7 years	Rs. 10.5 lakhs
3.	Woolen Clothes & Blanket distribution & food to needy people during winters	Rs. 1 lakh	7 years	Rs. 7 lakhs
4.	Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities	Rs. 2.5 lakhs	7 years	Rs. 17.5 lakhs
5.	Tree plantation drive on World Environment Day-Cost	Rs. 1 lakh	5 years	Rs. 5 lakhs
Total amount to be spent on Additional Environmental Activities		Rs. 69 Lakhs		Rs. 4.81 Crores

The Committee perused the salient features of the application proposal and after detailed deliberations, decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same needs to be checked and revised.
2. The Project Proponent shall submit the basis of considering the population for Group Housing @800 Flats per acre.
3. The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall submit the details of the same.
4. The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4005 KLD.
5. The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked.
6. On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.
7. The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
(ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

<table>
<tr><th>S. No</th><th>ADS raised</th><th>Reply</th></tr>
<tr><td>1.</td><td>The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same</td><td>In this regard, we wish to highlight that, as per approved layout plan 44.91 acres will be combined area under commercial and mixed land use; out of which 10.29 acres will be commercial area. Secondly, 43.71 acres is the area under parks and not commercial area. The said details have already been mentioned in Table 2.7 of Chapter 2 of EIA report. Also, Approved layout plan highlighting the said area as under:
<table>
<tr><th>S. No.</th><th>Description</th><th>EC Accorded (in acres)</th><th>Proposed (in acres)</th><th>Total After Expansion (in acres)</th></tr>
</table>
</td></tr>
</table>

<table>
<tr><td></td><td>needs to be checked and revised.</td><td>
<table>
<tr><td>1.</td><td>Total area of Scheme</td><td>625.35</td><td>5.61</td><td>630.96</td></tr>
<tr><td>2.</td><td>Area under EWS</td><td>31.27(@ 5%)</td><td>0.94</td><td>32.21 (@ 5.1%)</td></tr>
<tr><td>3.</td><td>Area of Scheme after deduction EWS (1-2)</td><td>594.08</td><td>4.67</td><td>598.75</td></tr>
<tr><td>4.</td><td>Reserved Area</td><td>43.89</td><td>(-) 3.8</td><td>40.09</td></tr>
<tr><td>5.</td><td>Area under Commercial and Mixed Land use</td><td>49.12</td><td>(-) 4.21</td><td>44.91</td></tr>
<tr><td>6.</td><td>Net Planned Area (1-2-4-5)</td><td>501.07</td><td>12.68</td><td>513.75</td></tr>
<tr><td>7.</td><td>Total Residential Area</td><td>242.03</td><td>6.41</td><td>248.44</td></tr>
<tr><td>8.</td><td>Area under Commercial</td><td>7.01</td><td>3.28</td><td>10.29</td></tr>
<tr><td>9.</td><td>Area Under Parks</td><td>42.83</td><td>0.88</td><td>43.71</td></tr>
</table>
</td></tr>
<tr><td>2.</td><td>The Project Proponent shall submit the basis of considering the population for Group Housing @ 800 Flats per acre.</td><td>In this regard, we wish to highlight that 14.084 acres of land has been allocated for Group Housing in the name of “The Views” having 800 No. of flats. Separate layout plan has been approved for Group Housing site mentioning Flats details and is submitted.
Further, population of the Group Housing has been calculated on the basis of 5 persons per flat, which comes out to be 800 × 5 = 4,000 persons.
<table>
<tr><td colspan="8">NO OF APARTMENT</td></tr>
<tr><td>FLOOR</td><td>BLOCK</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td></td><td>G</td><td>H</td><td>K</td><td>J</td><td>F</td><td>L</td><td>B</td></tr>
<tr><td>GROUND</td><td>10</td><td>8</td><td>10</td><td>6</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>FIRST</td><td>10</td><td>8</td><td>10</td><td>6</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>SECOND</td><td>12</td><td>12</td><td>12</td><td>8</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>THIRD</td><td>12</td><td>12</td><td>12</td><td>8</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>FOURTH</td><td>12</td><td>12</td><td>12</td><td>8</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>FIFTH</td><td>12</td><td>12</td><td>12</td><td>8</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>SIXTH</td><td>12</td><td>12</td><td>12</td><td>8</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>SEVENTH</td><td>12</td><td>12</td><td>12</td><td>8</td><td>8</td><td>12</td><td>8</td></tr>
<tr><td>EIGHTH</td><td>4</td><td>12</td><td>4</td><td>6</td><td>8</td><td>10</td><td>8</td></tr>
<tr><td>NINTH</td><td>4</td><td>12</td><td>4</td><td>4</td><td>8</td><td>8</td><td>8</td></tr>
<tr><td>TENTH</td><td>4</td><td>12</td><td>4</td><td>4</td><td>8</td><td>6</td><td>8</td></tr>
<tr><td>ELEVENTH</td><td>4</td><td>12</td><td>4</td><td>4</td><td>8</td><td>6</td><td>8</td></tr>
<tr><td>TWELFTH & THIRTEENTH</td><td>4</td><td>12</td><td>4</td><td>4
2</td><td>8</td><td>6
4</td><td>8</td></tr>
<tr><td>TOTAL</td><td>112</td><td>148</td><td>112</td><td>84</td><td>104</td><td>136</td><td>104</td></tr>
<tr><td>GRAND TOTAL</td><td colspan="6">696</td><td>104</td></tr>
<tr><td></td><td colspan="6">APPROVED</td><td>ADDITIONAL</td></tr>
<tr><td>TOTAL</td><td colspan="6"></td><td>800</td></tr>
</table>
</td></tr>
<tr><td>3.</td><td>The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall</td><td>Population of the entire Integrated Township project has been recalculated considering every component as well as floating population. Revised population details is submitted.

Residential Population of the project includes Residential Plots, Group Housing & EWS = 69,030 persons
Floating Population (10% of Residential Pop. + Reserved areas + Commercial & Facilities) = 6,903 + 4,009 + 4,947 = 15,859 persons</td></tr>
</table>

<table>
<tr><td></td><td>submit the details of the same.</td><td>Total estimated population after expansion will be about 84,889 Persons

<table>
<tr><th>Sector No.</th><th>Reserved Area (in acres)</th><th>Population under reserved area @ 100 persons per acre</th><th>No. of Residential Plots</th><th>Population under plots @ 15 persons per plot</th><th>No. of flats in Group Housing</th><th>Population under Group Housing @ 5 persons per flat</th><th>Area under EWS (in acres)</th><th>Population EWS @ 450 persons per acre</th><th>Area under commercial (in acres)</th><th>Area under Facilities (in acres)</th><th>Total Area under Commercial & Facilities (in acres)</th><th>Population under Commercial & Facilities @ 100 persons per acre</th></tr>
<tr><td>98</td><td>21.84</td><td>2,184</td><td>178</td><td>2,670</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0.83</td><td>10.52</td><td>11.35</td><td>1,135</td></tr>
<tr><td>99</td><td>0.37</td><td>37</td><td>115</td><td>1,725</td><td>-</td><td>-</td><td>2.42</td><td>1,089</td><td>-</td><td>5.11</td><td>5.11</td><td>511</td></tr>
<tr><td>104</td><td>0.66</td><td>66</td><td>180</td><td>2,700</td><td>-</td><td>-</td><td>1.11</td><td>500</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
<tr><td>105</td><td>4.50</td><td>450</td><td>464</td><td>6,960</td><td>800 flats</td><td>4,000</td><td>-</td><td>-</td><td>7.68</td><td>0.89</td><td>8.57</td><td>857</td></tr>
<tr><td>106</td><td>0.03</td><td>3</td><td>80</td><td>1,200</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>0.51</td><td>0.51</td><td>51</td></tr>
<tr><td>108</td><td>3.63</td><td>363</td><td>812</td><td>12,180</td><td>-</td><td>-</td><td>-</td><td>-</td><td>1.78</td><td>6.54</td><td>8.32</td><td>832</td></tr>
<tr><td>109</td><td>9.06</td><td>906</td><td>1,540</td><td>23,100</td><td>-</td><td>-</td><td>9.06</td><td>4,077</td><td>-</td><td>15.11</td><td>15.11</td><td>1,511</td></tr>
<tr><td>110</td><td>0.00</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>19.62</td><td>8,829</td><td>-</td><td>0.50</td><td>0.5</td><td>50</td></tr>
<tr><td></td><td>40.09</td><td>4,009 persons</td><td>3,369</td><td>50,535 persons</td><td></td><td>4,000 persons</td><td></td><td>14,495 persons</td><td></td><td></td><td></td><td>4,947 persons</td></tr>
</table>
</td></tr>
<tr><td>4.</td><td>The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4,005 KLD.</td><td>Water requirement of the project for earlier EC granted in the year 2020 was calculated @ 200 lpcd for residential population and @ 45 lpcd for floating population.
Now, for the expansion proposal, the water requirement of the project has been recalculated @ 135 lpcd for residential population and @ 45 lpcd for floating population, considering the NBC Norms. Thus, there will be overall reduction of 3,711 KLD of water requirement w.r.t earlier EC accorded 2020. Although, there will be slight increase in population.
Component wise water requirement of the project w.r.t earlier EC granted in the year 2020 and expansion proposal is submitted.
<table>
<tr><th>Description</th><th>EC Accorded (KLD)</th><th>Proposed (KLD)</th><th>Total (After Expansion) (KLD)</th></tr>
<tr><td>Total Water Demand</td><td>13,744</td><td>(-) 3,711</td><td>10,033</td></tr>
<tr><td>Flushing Water Demand</td><td>3,160</td><td>263</td><td>3,423</td></tr>
<tr><td>Fresh Water Demand</td><td>10,584</td><td>(-) 3,974</td><td>6,610</td></tr>
</table>
</td></tr>
<tr><td>5.</td><td>The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked.</td><td>About 30,784 kg/day (@ 0.4 kg/capita/day for residential pop. and @ 0.2 kg/capita/day for floating pop.) of solid waste will be generated after full occupancy. Solid waste is being duly segregated into biodegradable and non-biodegradable components. Separate area has been earmarked for management of solid waste.
Presently, the biodegradable waste is being managed through 2 Mechanical Composters of capacity 500 kg each installed in Sector 105 and Sector 108, considering the current occupancy load. Photographs of the same is submitted and PO of the same is submitted.

Recyclable waste is being sold to resellers. Inert waste is being dumped to dumping site. Agreement has been done with M/s Shri</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Govind Enterprises for collection and disposal of inert waste; copy of the agreement is submitted.

In future, there will be planning to provide 2 Centralized Material Recovery Facility (MRF) of total capacity 13 MTD (One MRF plant of capacity 6 MTD & other 7 MTD) in place of Mechanical Composters. Details proposal for solid waste management mentioning the quantity of solid waste generation, its categorization based on nature, flow chart, disposal and technical specification of Centralized Material Recovery Facility (MRF) is submitted. Separate layout plan of Centralized Material Recovery Facility (MRF) section is submitted. Approved layout plan showing location of proposed Centralized Material Recovery Facility in Sectors 98 & 109 is submitted.

Rs. 2 Crores has been allocated for Solid waste management and Rs. 15 lakhs as recurring charges per annum under Environment Management Plan. Revised EMP showing the same is submitted.</td></tr>
<tr><td>6.</td><td>On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.</td><td>Adequacy report for STP of capacity 5 MLD is being done by independent expert Dr. R.P Jangid (Retd. Superintending Engineer, RUIDP, M.Tech, Ph. D) and 2.5 MLD by M/s Eco Laboratories & Consultant Pvt. Ltd. and copy of reports is submitted.

Further, testing of STP inlet and outlet is being conducted by Vardan Enviro Lab (NABL Accredited Laboratory) and copy of the test reports is submitted.</td></tr>
<tr><td>7.</td><td>The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.</td><td>Year wise breakup of expenditure done on Environment Management Plan (EMP) is given below:
<table><tr><td>Year</td><td>2020</td><td>2021</td><td>2022</td><td>2023</td></tr><tr><td>Expenditure done (Rs. in Crores)</td><td>13.29</td><td>1.77</td><td>1.83</td><td>3.35</td></tr></table>
Total Rs. 4.81 Crores has been allocated under Corporate Environment Responsibility (CER) in time period of 7 years. Thus, approx. Rs. 2.07 Crores is to be spent till 31st March, 2023 on CER activities. Out of which, Rs. 1.38 Crores has been spent on various CER activities till 31st March, 2023.
Following activities has been under taken under Corporate Environment Responsibility (CER):
• Rs. 86 lakhs have been spent so far on construction of Public Health services i.e. water supply network, trunk sewer, street</td></tr>
</table>

		light, solid waste management etc. in Village Raipur Kalan. (*Presently, the work for trunk sewer has been put on hold. As, septic tank exists in each individual house, hence sewage for treatment is not available*) • **Rs. 40 lakhs** have been spent on maintenance of Village Raipur Kalan pond so far. *(But, GMDA has constructed dividing road between Sector 108 & 109. Thus, the pond is coming within the sector road demarcation, hence will have to levelled for continuity of Sector Road)* • **Rs. 3 lakhs** have been spent on installation of water coolers in common areas for general public in different places. • **Rs. 2 lakhs** have been spent on distribution of woolen clothes, blanket and food to needy people. • **Rs. 5 lakhs** have been spent on maintenance and providing necessary facilities in Govt. Primary School of Village Moujpur. • **Rs. 2 lakhs** spent on tree plantation drive through NGO "Eco Conserve Foundation".

Breakup of the EMP with component wise is given below:

Year	2020	2021	2022	2023
Expenditure Done In Rs.				
Greenbelt Development	9,563,517	10,417,161	7,600,074	5,850,005
Greenbelt Maintenance	2,707,493	3,330,273	6,158,495	7,473,729
STP Construction	18,750,000	--	--	--
O&M of STP	1,919,820	4,020,966	4,626,741	5,180,545
Construction of Recharging pits	--	--	--	15,005,545
Total Yearly Cost	**13,29,40,830**	**1,77,68,400**	**1,83,85,310**	**3,35,09,824**

The Project Proponent has submitted the revised calculation of population estimation and water demand in their presentation with details as under:

Description	EC accorded in 2020				After Expansion			
	Population	Total Water Demand (KLD)	Flushing Water Demand (KLD)	Fresh Water Demand (KLD)	Population	Total Water Demand (KLD)	Flushing Water Demand (KLD)	Fresh Water Demand (KLD)
Residential Plots	47745	9549	2149	7400	50535	6822	2274	4548
Group Housing	6653	1331	299	1032	4000	540	180	360
EWS	11727	2345	528	1817	14495	1957	652	1305

Mixed land use, Commercial and Facilities	7115	321	114	207	4947	223	99	124
Reserved Area	4389	198	70	128	4009	180	80	100
Floating Population	-	-	-	-	6903	311	138	173
Total	**77629**	**13744**	**3160**	**10584**	**84889**	**10033**	**3423**	**6610**

The same was found to be in order by the Committee.

The Project Proponent submitted the adequacy report of the existing STPs of 5 MLD capacity to take care of the waste water being generated from sector 108, 109 & 110 and 2.5 MLD STP and the same was found to be complying the prescribed discharge standards by the Committee.

The Project Proponent has estimated the total solid waste generation with proposed expansion as 30.86 TPD (consisting 40% bio-degradable waste i.e., 12.34 TPD, 45% non-biodegradable waste i.e., 13.89 TPD and 15% inert waste i.e., 4.63 TPD). Further, it was proposed to set up two centralized facilities of 6 MT & 7 MT per day respectively for the management of organic waste. The non-biodegradable waste (non-recyclable component) after segregation and the inert waste are proposed to be disposed of to the authorized site of GMADA. The Committee asked the Project Proponent to earmark the site on the layout plan for solid waste management and shall provide green belt by providing at least two rows of broad leaf trees of size not less than 6 ft. height around the SWM facility area to mitigate the odour nuisance.

The Project Proponent further apprised the Committee that as per the EC granted in 2020, 964 lacs capital cost and Rs. 43.70 lacs recurring cost has been allocated for construction phase and Rs. 131 lacs capital cost and Rs. 21 lacs recurring cost has been allocated during operation phase. Further, an expenditure of Rs. 671 lacs capital cost and Rs. 354 lacs recurring cost has already been made till 31.03.2023 with respect to the EC accorded in 2020 for the development of green area, setting up of STPs and rain water recharging pits.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Expansion of Integrated Township namely "Mohali Hills" at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab, subject to the following standard & Specific conditions:

Specific Condition:

1. The Project Proponent shall provide green belt by providing at least two rows of broad leaf trees of size not less than 6 feet height around the SWM facility area to mitigate odour nuisance.

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sr. No	Nature of the Stream	Color code

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system

designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

EMP

S. No.	Title	Capital cost (Rs. in lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air & Noise Pollution Control (Acoustic enclosure for DG sets)	10	2
2.	Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each)	100	10
3.	Landscaping and development of green area	25	25
4.	Solid Waste Management	50	5
5.	Rain water recharging pits	75	5
6.	Environmental monitoring	3	5
Total		Rs. 263 Lakhs	Rs. 52 lakhs per annum

Additional Environmental Activities:

S. No.	Activities	Annual expenditure	Timeline	Total expenditure in 7 years
1.	Adoption of Village Raipur Kalan			
	Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc.	Rs. 43 lakhs	7 years	Rs. 3.01 Cr
	Adoption of Village Pond & its maintenance	Rs. 20 lakhs	7 years	Rs. 1.4 Cr
2.	Installation of water coolers in common areas for general public in different places	Rs. 1.5 lakh	7 years	Rs. 10.5 lakhs
3.	Woolen Clothes & Blanket distribution & food to needy people during winters	Rs. 1 lakh	7 years	Rs. 7 lakhs
4.	Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities	Rs. 2.5 lakhs	7 years	Rs. 17.5 lakhs

5.	Tree plantation drive on World Environment Day-Cost	Rs. 1 lakh	5 years	Rs. 5 lakhs
Total amount to be spent on Additional Environmental Activities		**Rs. 69 Lakhs**		**Rs. 4.81 Crores**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities,

commencing the land development work and start of production operation by the project.

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

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

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

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

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

XIII. Additional Conditions

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

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

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

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management &

Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

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

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

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

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

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

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

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

Item No. 269.07: Application for Terms of Reference (Violation category) under EIA notification dated 14.09.2006 for expansion of Mega Residential Project Namely "TDI Township" at Sector-74-A, 92, 116, 117, 118, 119, spread across villages: Ballomajra, Baliyali, Daun, Chapparchiri Kalan and Chajjumajra in Distt. S.A.S. Nagar (Mohali), Punjab by M/s TDI Infratech Ltd (Proposal No. SIA/PB/INFRA2/448341/2023).

The Project Proponent was granted Environmental Clearance from SEIAA Punjab vide No. SEIAA/2015/5194 dated 01.10.2015 for construction of a Housing Project Namely "TDI Township" at Sector 117-118, Village Ballomajra, District SAS Nagar by M/s Taneja Developers & Infastructure Ltd. The total plot area of the project was 230.034 acres having built-up area of 2,86,135 sqm.

The Project Proponent has applied for obtaining Terms of Reference (Violation category) under EIA notification dated 14.09.2006 for expansion of Mega Residential Project Namely "TDI Township" at Sector-74-A, 92, 116, 117,118, 119, spread across villages: Ballomajra, Baliyali, Daun, Chapparchiri Kalan and Chajjumajra in Distt. S.A.S. Nagar (Mohali), Punjab. The total land area of the project is increased from 230.034 acres to 293.454 acres having built up area increased from 2,86,135 sqm to 12,99,604.74 sqm. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The details of the Change of Land Use for land area measuring 363.174 acres have been obtained from Competent Authority is as under:

1. Change of land use has been obtained from Department of Town Planning, Punjab. vide memo no. 18/117/2006-5HG2/12779 dated 22.12.2006 for an area measuring 131.618 acres
2. vide memo no. 5908/CTP (Pb)/SP-432(M) dated 12.11.2008 for an area measuring 49.220 acres
3. vide memo no. 6421/CTP (Pb)/SP-432(M) dated 12.08.2009 for an area measuring 24.868 acres
4. vide memo no. 4269/CTP (Pb)/SP-432(M) dated 01.06.2010 for an area measuring 45.56 acres
5. vide memo. 172/CTP (Pb)/SP-432(M) dated 12.01.2011 for an area measuring 11.83 acres
6. vide memo no. 1825/CTP (Pb)/SP-432(M) dated 28.03.2013 for an area measuring 14.44 acres
7. vide memo no. 1604/CTP (Pb)/SP-432(M) dated 13.03.2014 for an area measuring 38.05 acres
8. vide memo no. 1962/CTP (Pb)/SP-432(M) dated 31/03.2014 for an area measuring 4.21 acres
9. vide memo no. 733 CTP (Pb)/SP-432 (M) dated 21/02/2017 for an area measuring 7.96 acres

10. vide memo no. 1515/CTP (Pb)/SP-432(M) dated 21.04.2017 for an area measuring 0.9 acres
11. vide memo no. 4999/CTP (Pb)/SP-432(M) dated 24.08.2018 for an area measuring 9.4 acres
12. vide memo no. 5182/CTP (Pb)/SP-432(M) dated 17.09.2019 for an area measuring 10.3 acres
13. vide memo no. 4540/CTP (Pb)/SP-432(M) dated 06.08.2021 for an area measuring 4.2 acres
14. vide memo no. 24650/CTP (Pb)/SP-432(M) dated 27.05.2022 for an area measuring 6.8 acres.
15. Vide memo No. 4585/CTP(Pb)/ SP-432(M) dated 11.10.2022 for an area measuring 3.818 acres.

The Project Proponent has deposited Rs. 9,57,700/- vide RTGS No. PSIBR21301106755 dated 28.10.2021. The adequacy of the fee has been checked & verified by supporting staff of SEIAA.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Mandeep Sharma, General Manager M/s TDI Infratech Ltd.
(ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No	Description of Property	Unit No	Area in (Sq.m)	Area in (Acres)	Construction Status		
					Constructed	Under Construction	Vacant
1.	Residential Plot	1,711	3,79,688.88	93.82	594	217	900
2.	Independent Floor (G+2)	74	32,900.67	8.130	74	0	0
3.	Independent Floor (S+4)	36	7,156.84	1.769	0	0	36
4.	Commercial SCO	681	71,305.06	17.62	245	193	243
5.	Commercial DSS	9	250.84	0.062	0	0	0
6.	Commercial DSS	100	3,251.58	0.803	0	0	0
7.	Commercial Booth	83	2,460.98	0.608	49	5	29
8.	Milk Booth No.	9	188.13	0.046	2	0	7

9.	Multiplex/Food Court	1	3,508.17	0.867	0	0	1
10.	COMM. Anchor Store 1	1	593.65	0.147	1	0	0
11.	Comm. Anchor Store 2	1	256.52	0.063	0	0	1
12.	Comm. Anchor store 3	1	468	0.116	0	0	1
13.	Commercial Site 1	1	945	0.233	0	0	1
14.	Commercial Site 2	1	6,479	1.60	1	0	0
15.	Commercial Site 3	1	5,585	1.380	0	1	0
16.	Commercial Site 4	1	3,027	0.748	0	0	1
17.	Commercial Site 5	1	4,833	1.194	0	0	1
18.	Commercial Site 6	1	1,133	0.280	0	0	1
19.	Commercial Site 7	-	0	0	-	-	-
20.	Commercial Site 8	-	0	0	-	-	-
21.	Commercial Pocket A		0	0.00	-	-	-
22.	Club	1	4,806	1.188	1	0	0
23.	Group Housing -WH-1	396	21,826	5.39	1	0	0
24.	Group Housing -WH-2	202	12,869	3.18	1	0	0
25.	**EWS *(Land Transfer to GMADA) (Not Included)***	**5**	**63,908**	**15.792**	**0**	**0**	**5**
26.	Nursery/Primary School-1	1	3,064	0.757	1	0	0
27.	Nursery/Primary School-2	1	3,035	0.750	0	0	1
28.	Nursery/Primary School-3	1	3,035	0.750	0	0	1
29.	Nursery/Primary School-4	1	3,035	0.750	0	0	1
30.	Nursery/High School-5	1	8,094	2.000	0	0	1
31.	Nursery/High School-7	1	8,094	2.000	0	0	1
32.	Nursery/High School-8	1	8,094	2.000	0	0	1
33.	Nursery/Primary School-9	1	3,036	0.750	0	0	1
34.	Religious Building-1	1	2,547	0.629	1	0	0
35.	Religious Building-2	1	4,109	1.015	1	0	0

36.	Religious Building-3	1	2,511	0.620	0	0	1
37.	Creche/Orphanage -1	1	1,076	0.266	0	0	1
38.	Dispensary -2	1	2,023	0.500	0	0	1
39.	Dispensary -3	1	2,023	0.500	0	0	1
40.	Health Center		0	0.000	-	-	-
41.	Community Center	1	6,001	1.483	0	0	1
42.	CFC		0	0.000	-	-	-
43.	S.P.O	1	45	0.011	0	0	1
44.	Police Post	1	2,023	0.500	0	0	1
45.	STP Site Area	1	2,426	0.599	1	0	0
46.	EGS Site Area	1	1,824	0.451	0	1	0
47.	Petrol Pump	1	1,355	0.335	0	0	0
48.	S.W.M.	1	1,502	0.371	0	0	0
49.	Water Works	1	386	0.095	1	0	0
50.	Roads/Parking/Open Spaces	-	4,73,525	117.01	-	-	-
51.	Green Area	-	81,152	20.05	-	-	-
		Total	11,87,547	293.454	-	-	-

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for expansion of Mega Residential Project Namely "TDI Township" at Sector-74-A, 92, 116, 117, 118, 119, spread across villages: Ballomajra, Baliyali, Daun, Chapparchiri Kalan and Chajjumajra in Distt. S.A.S. Nagar (Mohali), Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.

2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.

3. The Project Proponent shall submit the details of the construction activity carried out in the project along with their timelines for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should

be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.

17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No.269.08: Application for Environment Clearance under EIA notification dated 14.09.2006 for Residential Area Development project namely "ELDECO VIVIANA" at Village Laton Kalan, Tehsil & District Ludhiana, Punjab by M/s Eldeco Maksad Properties Limited. (SIA/PB/INFRA2/434732/2023).

The project proponent has applied for obtaining Environment Clearance under EIA notification dated 14.09.2006 for establishment of area Development project namely "ELDECO VIVIANA" at Village Laton Kalan, Tehsil & District Ludhiana, Punjab. The total area of the project is 62751.56 sq.m having built up area of 60812.8300 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2023.

The project proponent has deposited Rs. 121625.66- vide UTR No 000000000033 dated 30.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7806 dated 17.11.2023 furnished the latest construction status report is as under:

"The proposed site of the subject cited Project was visited by officer of the Board on 28.08.2023. The point wise reply of the comments sought by SEIAA from this officer related to the proposal of the subject cited project, is given as under:

SR. NO.	*Report of point sought by SEIAA*	*Remarks*
1.	*Construction status of the proposal. Please send the clear-cut report as to whether construction for the project has been started for the project except for securing the land.*	*1. The proposed site is located at village Lalton Kalan.* *2. The project proponent has constructed one marketing office and project office. Further no construction has been carried out.*
2.	*Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.*	*The following units are located within 500 m radius of the unit:* *1. No rice sheller /stone crusher/ hot mix plant /cement grinding unit /brick kiln exist within 500m from the proposed site.* *2. There is no jaggery, exist within 100m of the site.* *3. There is no drain passing within or adjoining the site.*

		4. *There is no common bio-medical treatment facility within 500m.* 5. *There is no eco sensitive area within 500m.* 6. *There is no MAH industry existing within 250m.* 7. *There is no Petroleum outlet exist adjoining the proposed site and boundary wall of the proposed site within 100m radius.* 8. *There is one poultry farm adjoining the proposed site and during visit problem of the files and odour has been noticed at the proposed site.*
3.	*Whether the site meets with the prescribed criteria for setting up of such projects.*	*It is submitted that as per CLU granted by Competent Authority the site of the proposed project is located in residential zone as per notified Master Plan of Ludhiana (2007-2031). The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.*

The project proponent has proposed STP of capacity 350 KLD at the site. The project proponent has mentioned that 259 KLD of waste water will be generated out of which 119 KLD will be discharged outside its premises into nearby sewer and around 114 KLD treated waste water will be used for Flushing and horticulture.

The project proponent has neither submitted permission from GLADA regarding discharge of treated effluent into GLADA sewer nor the project proponent has submitted adequate arrangement for disposal of treated waste water onto land for plantation as per karnal technology to cater to the demand as per nature of the soil and there is problem of odour due to adjoining poultry farm and project proponent has not provided any proposal regarding the buffer zone."

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Sh. Amit Kumar, General Manager M/s Eldeco Maksad Properties Limited.
(ii) Sh. Aman Sharma, Environmental Consultant M/s Vardan Environet.

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

Sr. No.	Description	Details
1	Basic Details	

1.1	Name of Project & Project Proponent:	Residential Township Project namely "ELDECO VIVIANA" by M/s Eldeco Maksad Properties Limited. SH. AMIT KUMAR (AUTHORIZED SIGNATORY) 201-212, 2nd FLOOR, SPLENDOUR FORUM, JASOLA DISTRICT CENTRE, NEW DELHI- 110025
1.2	Proposal:	(SIA/PB/INFRA2/434732/2023)
1.3	Location of project:	Village Laton Kalan, Tehsil & District Ludhiana, Punjab.
1.4	Details of Land area & Built up area:	Total plot area – 62751.56 sq.m. built-up area after will be 60812.83 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Total – Rs 46.55 Cr.
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	As per Master plan of the Ludhiana-2031, the project falls in residential zone.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission letter for change of land use vide letter No. 1446 dated 16.12.2022 issued by GLADA for land area measuring 15.51 acres for establishment of residential colony (Plotted) in the name of M/s Eldeco Maksad Properties Ltd. submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	A copy of NOC vide letter No. 1552 dated 26.05.2023 issued by Divisional Forest Officer, Ludhiana, wherein it has been mentioned that forest area does not fall in the project land submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the project does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. An undertaking in the prescribed format submitted.
3.3	Whether industry required clearance under the provisions	As per the checklist, the Project Proponent has informed that there is no Wildlife or bird Sanctuary within 10 Km of project location.

	of Wildlife Protection Act 1972 or not:	
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable
3.6	Green area requirement and proposed No. of trees:	Total area – 2399.59 sqm No. of trees to be planted – 800

4. Configuration of the area of the project:

S. No	Description	Total Area (m^2)
1	Total Land area	62751.5600
2	Area Left for Road Widening	12720.8100
3	Net Plot Area	50030.7500
4	Permissible Area Under Residential Plots	23762.0700
5	Permissible Area Under Commercial	2376.2000
6	Proposed of Area Under Residential Plots	23382.4116
7	Proposed Area under commercial	1745.4482
8	Proposed Area for EWS (5% of Net Plot Area)	2506.1800
9	Other Areas (ESS, Community, School, Parking, STP, Road etc)	19996.9400
10	Total Permissible FAR of Residential	49900.347
11	Total Permissible FAR of Commercial	4752.400
12	Total Permissible FAR of School and Community	4081.010
13	Proposed FAR Area for Residential	49102.600
14	Proposed FAR Area for Commercial	3490.860

15	Total Proposed FAR	56674.470
16	Total Proposed Non- FAR	4138.360
17	**Total Built Up Area (FAR + NON – FAR)**	**60812.8300**
18	Proposed Green Area	2399.5900

S. No.	Particulars	Details
1	Total No. of Residential Plot	129
2	Commercial Plot	31
3	No. of Floors	G + 2 max.
4	Maximum Building Height (m)	11 Meter
5	Total Population	2619
6	Total Water Requirement (KLD)	324
7	Total Fresh Water Requirement (KLD)	206
8	Total Wastewater Generated (KLD)	270
9	Capacity of STP (KLD)	350
10	Solid Waste Generation. Kg/day	1237
11	OWC Capacity	Total 3 nos. of Organic waste converters of capacity 900 Kg = (1 x 500 Kg + 1 x 250 Kg + 1 x 150 Kg)
12	Total Power Requirement & Source (kVA)	1448.15 kVA
13	No. of DG Set	1 x 82.5 kVA
14	Solar Capacity	290 kVA
15	No. of RWH Pits	02
16	Proposed Parking (ECS)	81
17	Total Project Cost Rs.	Rs. 46.55 Crore

4.1 The details of the area as per approved plan as under:

S.NO	PLOT NO.	SIZE OF PLOT	AREA (SQFT)	AREA (SQYD)	NO OF PLOTS	TOTAL AREA (SOFT)
RESIDENTIAL						
1	1 TO 4	30′ X90′	2700.00	300.00	4	10800.00
2	5	27′-3′′ X60′-3′′	1641.81	182.42	1	1641.81
3	6 TO 11	26′-6′′ X60′-3′′	1596.62	177.40	6	9579.72
4	12 TO 17	26′-6” X 62′	1643.00	182.56	6	9858.00
5	18 TO19	27′-3′′ X 62′	1689.50	187.72	2	3379.00
6	20 TO 31	26′-6′′ X62′	1643.00	182.56	12	19716.00
8	32 TO 33	27′-3′′ X 62′	1907.50	211.94	2	3815.00
9	34TO 39	26′-6′′X62′	1643.00	182.56	6	9858.00
9	40 TO 82	28’x78’	2184.00	242.67	43	93912.00
10	83	A.P.S.	3829.80	425.53	1	3829.80
11	84	A.P.S.	5046.97	560.77	1	5046.97
12	85 TO 98	28′x78′	2184.00	242.67	14	30576.00
13	99 TO 108	25′ X 56′	1400.00	155.56	10	14000.00
14	109	A.P.S.	3231.27	359.03	1	3231.27
15	110	A.P.S.	2992.37	332.49	1	2992.37
16	111 TO 129	25′x62′	1550.00	172.22	19	29450.00
TOTAL RESIDENTIAL					129	251685.94
						49.20%
COMMERCIAL						
1	1 TO 22	17’-6”X33’	577.50	64.17	22	12705.00
2	23 TO 31	17’-4”X39’	675.87	75.10	9	6082.83
TOTAL COMMERCIAL					31	18787.83
						3.67%

	TOTAL RESIDENTIAL & COMMERCIAL						
	1	RESIDENTIAL				129	251685.94
	2	COMMERCIAL				31	18787.83
	TOTAL RESIDENTIAL & COMMERCIAL					160	270473.77
							52.87%
	AREA UNDER OTHER AREAS						
	1	ESS-1 & 2	AS PER SITE	1822.66	202.52	0.36%	1822.66
	2	GARBAGE	50' X 70'	3500.00	388.89	0.68%	3500.00
	3	PARKING-1 & 2	AS PER SITE	20024.38	2224.93	3.91%	20024.38
	4	PARK	ASPER SITE	25829.27	2869.92	5.05%	25829.27
	5	WATER WORKS	22'-0'' X 62'	1364.00	151.56	0.27%	1364.00
	6	STP	48' X70'	3360.00	373,33	0.66%	3360.00
	7	PUBLIC TOILET	12' X20'	240,00	26.67	0.05%	240.00
	8	COMMUNITYCENTER	AS PER SITE	21804.49	2422.72	4.26%	21804.49
	9	PRIMARY SCHOOL	AS PER SITE	22123.54	2458.17	4.32%	22123.54
	10	ROADS, PAVEMENTS, GREEN BELTS & OPEN AREAS	A.P.S.	141007.92	15667.55	27.56 %	141007.92
	TOTAL OF OTHER AREAS						241076.26
	GRAND TOTAL						
	1	TOTAL RESIDENTIAL& COMMERCIAL				52.87 %	270473.77
	2	TOTAL AREA UNDER OTHER AREAS				58.43 %	241076.26
		Grand Total					511550.03
5	Population & Water demand:						
5.1							

Residential Plot= 129	15 person/Plot = 1935 persons

	Commercial plot = 0.8626 acre	100 person/ acre = 86.26 persons	
	EWS= 0.6193 acres	450 person/acre= 279.0 persons	
	Public services (School, Community etc.) = 1.0084	100 person/acre = 100.84 persons	
	Visitors	10 % of residential = 193.50 persons	
	Maintenance & security staff	Lumpsum = 25 persons	
	Total Population	**2619 Persons**	
	Total water requirement for different components		
	Residential plot	1935 persons @ 135lt/person	261.23 M3/day
	Commercial plot	86 persons @ 45lt/person	3.87 M3/day
	EWS	279 persons @ 135lt/person	37.62 M3/day
	Public Services (School, Community etc.)	101 persons @ 45lt/person	4.54 M3/day
	Visitors	194 persons @ 15lt/person	2.90 M3/day
	Maintenance & Security Staff	25 persons @ 45lt/person	1.13 M3/day
	Horticulture	2400 sqm @ 5.5 lt/sqm	13.2 M3/day
	Total consumption of domestic water		**324 M3/day**
	Total Discharge @ 80% to STP		270 M3/day
	Green area	2399.59 Sqm plantation	Summer: @ 13 KLD Winter @ 5 KLD Rainy @ 1 KLD
5.2	Source:	Own Tube Well	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from	Application submitted and same is under process	

<table>
<tr><td></td><td>the Competent Authority (Y/N)
Details thereof</td><td></td></tr>
<tr><td>5.4</td><td>Total fresh water requirement for domestic purpose:</td><td>206 KLD</td></tr>
<tr><td>5.5</td><td>Total wastewater generation:</td><td>Industrial Effluent – Nil
Domestic wastewater – 165 KLD</td></tr>
<tr><td>5.6</td><td>Treatment methodology for domestic wastewater:
(STP capacity, technology & components)</td><td>270 KLD of waste water from the project will be taken to S.T.P. of 350 KLD Treated water will be partly used for tree plantation, landscaping, parks & flushing etc. within the project.</td></tr>
<tr><td>5.7</td><td>Total water requirement</td><td>324 KLD</td></tr>
<tr><td>5.8</td><td>Total effluent generation:</td><td>There are no generations of effluents from process.</td></tr>
<tr><td>5.9</td><td>Treatment methodology for industrial wastewater:
(ETP capacity, technology & components)</td><td>NA</td></tr>
<tr><td>5.10</td><td colspan="2">Cumulative Details: Water Consumption for Summer (KLD)
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement for 2399.59 sqm.</th><th>In to sewer</th></tr>
<tr><td>1.</td><td>324 KLD</td><td>270 KLD</td><td>105 KLD</td><td>Summer: @ 13 KLD
Winter @ 5 KLD
Rainy @ 1 KLD</td><td>Summer @ 125 KLD
Winter @ 133 KLD
Rainy @ 137 KLD</td></tr>
</table></td></tr>
<tr><td>5.12</td><td>Rain water harvesting proposal:</td><td>Rain water harvesting systems have been proposed for artificial rain water recharge within the project premises.</td></tr>
<tr><td>5.13</td><td>Proposal of the utilization of excess treated wastewater</td><td>A copy of the permission letter vide memo No. 703 dated 19.09.2023 issued by GLADA for utilization of excess treated wastewater discharge into GLADA sewer.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
</table>

6.1	Details of Air Polluting Machinery and APCDs installed are as under:	
7	**Waste Management**	
7.1	Total quantity of solid waste generation	The quantity of MSW will be 1237 kg/day.
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized venders and the Municipal solid wastes will be treated through 3 Organic waste converters having capacity 1X500kg, 1x250kg, 1x150kg
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 1448.15KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	1. Solar panel of 290KVA will be installed. 2. LEDs have been proposed to be used instead of CFLs
9.	Details under Environment Management Plan	Details of activities under Environment Management Plan is mentioned below:

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	60.00	60.00
Garbage & Debris disposal	0.00	2.00	Solid Waste Management (Dust bins & OWC)	5.00	5.00
Green Belt Development	2.00	10.00	Green Belt Development	10.00	30.00

	Air, Noise, Soil, Water Monitoring	0.00	2.00	Monitoring for Air, Water, Noise & Soil	00.00	4.00
	Rainwater harvesting system	12.00	2.50	Rainwater harvesting system	00.00	25.00
	Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	20.00	DG Sets including stack height and acoustics	10.00	5.00
	Medical cum First Aid facility (providing medical room & Doctor)	1.00	0.50	Energy Saving (Solar Panel system)	50.00	1.00
	Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
	Total	**40.00 Lakhs**	**47.00 Lakhs**	**Total**	**135.00 Lakhs**	**130.00 Lakhs**

The Committee observed that PPCB vide Letter No. 7806 dated 17.11.2023 has informed that the Project Proponent has neither submitted permission from GLADA regarding discharge of treated effluent into GLADA Sewer nor the Project Proponent has submitted adequate arrangement for disposal of treated waste water onto land for plantation as per Karnal Technology to cater to the demand as per the nature of soil. The Project Proponent informed that the permission for discharging the treated waste water into GLADA sewer has been obtained from GLADA vide Memo No. 703 dated 19.09.2023. The same was found to be in order by the Committee.

Further, the Committee on perusal of PPCB letter dated 17.11.2023 and the details provided in the application has decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall submit the proposal to address the problem of odour due to adjoining poultry farm, as reported by PPCB vide letter No. 7806 dated 17.11.2023.
2. The waste water generation estimated as 270 KLD needs to be corrected. The Project Proponent shall submit the revised calculation along with revised water balance for all the three seasons.
3. The Committee observed that the access to the project is from the protected forest area along the road. The Project Proponent shall apply for permission to the Forest Department for access to the project under Forest Conservation Act, 1980.
4. The Project Proponent shall submit the Additional Environmental Activities.
5. The Project Proponent shall earmark the details of 800 trees such as distance between the plants, height of plant etc., on the layout plan.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Sh. Amit Kumar, General Manager M/s Eldeco Maksad Properties Limited.
(ii) Sh. Aman Sharma, Environmental Consultant M/s Vardan Environet.

The Project Proponent during presentation submitted the revised reply of the observations made by the Committee during its 268th meeting held on 4.12.2023 with details as under:

<table>
<tr><th>Sr. No.</th><th>ADS</th><th>Reply</th></tr>
<tr><td>1.</td><td>The Project Proponent shall submit the proposal to address the problem of odour due to adjoining poultry farm, as reported by PPCB vide letter No. 7806 dated 17.11.2023.</td><td>The Project Proponent will plant 2 rows of tree specially having large leaves (Tectona grandis & Delonix regia) on the periphery side where poultry farm is located. In addition to 2 rows of trees, we will make green wall of height 15 feet to address the odour problem.</td></tr>
<tr><td>2.</td><td>The waste water generation estimated as 270 KLD needs to be corrected. The Project</td><td>
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Flushing water requirement</th><th>Green area requirement for 2399.59 sqm.</th><th>In to sewer</th></tr>
</table>
</td></tr>
</table>

	Proponent shall submit the revised calculation along with revised water balance for all the three seasons.	<table><tr><td>1.</td><td>324 KLD</td><td>249 KLD</td><td>106 KLD</td><td>Summer: @ 13 KLD Winter @ 5 KLD Rainy @ 1 KLD</td><td>Summer @ 105 KLD Winter @ 114 KLD Rainy @ 117 KLD</td></tr></table>
3.	The Committee observed that the access to the project is from the protected forest area along the road. The Project Proponent shall apply for permission to the Forest Department for access to the project under Forest Conservation Act, 1980.	Application regarding permission is submitted to the competent authority and receipt of the same is submitted.
4.	The Project Proponent shall submit the Additional Environmental Activities.	Under Additional Environmental Activities, we will install solar panels of Rs. 40 lacs in the nearby schools. Details of the same submitted.
5.	The Project Proponent shall earmark the details of 800 trees such as distance between the plants, height of plant etc., on the layout plan.	The distance between trees will be 3-meter. Revised landscape Layout is enclosed with total no. of trees will be 630.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Residential Area Development project namely "ELDECO VIVIANA" at Village Laton Kalan, Tehsil & District Ludhiana, Punjab, subject to the following standard conditions:

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town

and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

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

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

II. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water

storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

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

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan

should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

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

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

EMP

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	60.00	60.00
Garbage & Debris disposal	0.00	2.00	Solid Waste Management (Dust bins & OWC)	5.00	5.00
Green Belt Development	2.00	10.00	Green Belt Development	10.00	30.00
Air, Noise, Soil, Water Monitoring	0.00	2.00	Monitoring for Air, Water, Noise & Soil	00.00	4.00
Rainwater harvesting system	12.00	2.50	Rainwater harvesting system	00.00	25.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	20.00	DG Sets including stack height and acoustics	10.00	5.00
Medical cum First Aid facility (providing medical room & Doctor)	1.00	0.50	Energy Saving (Solar Panel system)	50.00	1.00
Storm Water Management (temporary	10.00	5.00			

drains and sedimentation basin)					
Total	40.00 Lakhs	47.00 Lakhs	Total	135.00 Lakhs	130.00 Lakhs

Under Additional Environmental Activities, we will install solar panels of Rs. 40 lacs in the nearby schools. Details of the same submitted.

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises

in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

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

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

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

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

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

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

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

Item No. 269.09: Application for Terms of Reference (Violation category) under EIA Notification dated 14.09.2006 for Commercial Project namely "GOD GIFT COLONY" at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab by M/s VRC Thakur Infrastructure (Proposal no. SIA/PB/INFRA2/452962/2023).

The project proponent has applied for obtaining Terms of Reference (Violation category) under EIA Notification dated 14.09.2006 for Commercial Project namely "GOD GIFT COLONY" at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab. The total land area of the project is 57427 sqm having built-up area of 29399 sqm. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted permission for change of land use vide letter No. 527/MTP dated 22.12.2021 issued by Municipal Council, Bathinda for land measuring 14.240 acre for the commercial purpose in the name of M/s VRC Thakur Infrastructure's submitted. Thereafter, the Project Proponent has submitted layout plan approved for the total built up area of 22,337 sqm by the Senior Town Planner, Department of Town & Country Planning, Punjab.

As per the online form, the Project Proponent has informed that the approved plan it is an area development project (Plotted colony) in which an area of 22337 Sqm can be constructed with full FAR. The Project Proponent has to construct 16109 Sqm rest to be constructed by other company. Now the company has backed out so we are going to construct whole project as the project was started without Environmental Clearance.

The project proponent has deposited fee of Rs. 58798/- vide UTR No. N182232525870087 dated 01.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(i) Mr. Gurtaj Singh, Executive Director M/s VRC Thakur Infrastructure.
(ii) Mr. Deepak Gupta, Environmental Advisor.
(iii) Mr. Jagir Singh, Environmental Consultant M/s CPTL.

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for Commercial Project namely "GOD GIFT COLONY" at Village Bathinda and Jodhpur Ramana, Distt. Bathinda, Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.

2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.

3. The Project Proponent shall submit the details of the construction activity carried out in the project along with their timelines required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.

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

15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

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

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

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

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

20. Baseline data should not be older than 3 years.

21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

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

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

24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.