

Proceedings of 220th meeting of State Environment Impact Assessment Authority (SEIAA) held on 09.11.2022 (Wednesday) in the Conference Hall No. 1 (Room No 311), 2nd Floor of MGSIPA at 10:00 AM, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

1. Sh. Hardeep Singh Gujral,
Chairman, SEIAA
2. Sh. Kamal Kumar Garg, PCS,
Member Secretary, SEIAA
3. Dr. Adarsh Pal Vig, Member SEIAA -cum-
Chairman, Punjab Pollution Control Board, Patiala

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

Item No. 01: Confirmation of the proceedings of the 219th meeting of the State Environment Impact Assessment Authority held on 27.10.2022.

The proceedings of the 219th meeting of the State Environment Impact Assessment Authority held on 27.10.2022 have been prepared and circulated through email on 31.10.2022. Since no objection has been received from any of the members, the proceedings as circulated stand confirmed.

Item No. 02: Action on the proceedings of the 219th meeting of the State Environment Impact Assessment Authority held on 27.10.2022.

The action on the proceedings of the 219th meeting of the State Environment Impact Assessment Authority held on 27.10.2022 was being taken. SEIAA took the note of the same. SEIAA desired that the same be completed before the next meeting of SEIAA.

Item No. 220.02: Application for Environmental Clearance for establishment of residential housing Project “AGI Smart Homes-II” at Village Pholriwal, Tehsil & District Jalandhar, Punjab by M/s AGI Infrastructure Limited (Proposal No. SIA/PB/MIS/82448/2022)

The project proponent has applied for obtaining Environmental Clearance for establishment of residential housing Project “AGI Smart Homes-II” at Village Pholriwal, Tehsil & District Jalandhar, Punjab. The total land area of project is 9.6646 acres with built up area of 171867.63 sqm. The Project is covered under Category 8(b) of the schedule appended with EIA Notification dated 14.09.2006.

The project proponent submitted the Checklist, Form I, Form IA, Approved layout Plan and other additional documents through online Parivesh portal. The Project Proponent has deposited Rs. 42,967/- vide UTR No. PUNBH22116451969 dated 26.04.2022 & Rs. 1,28,901/- vide UTR No. PUNBH22188693722 dated 07.07.2022, as checked & verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 3179 dated 10.10.2021 has sent the latest construction status report with details as under:

“The site of the project was visited by officer of the Board on 27.08.2022 and visiting officer has reported that:

1. *The site is a vacant plot and no site development work has been started at the site, however, there is one existing house which is in dilapidated condition in the site. The representative informed that the house will be demolished during the construction phase.*
2. *The project is surrounded by agricultural fields and other residential projects like Jalandhar Height-II, AGI Smart Home, AGI Urbana etc. and there are no industries, drain, river and eco-sensitive structures within the 500m radius of the project boundary.*
3. *No MAH industry/cement plant/grinding unit/rice sheller/saila plant/stone crushing/screening cum washing unit/hot mix plant/brick kiln within a radius 500m from the boundary of the proposed site of the project. No air polluting industry located within 100m of the site. Therefore, the site of the project is conforming to the sitting guidelines laid down by Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009.*

As per the DPR submitted by the project proponent it has proposed to install STP of capacity 920 KLD based on MBBR Technology for treatment of its domestic effluent	For irrigation (KLD) 10294 sqm	Into Sewer (KLD)	For Flushing (KLD)
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(no details of the components of the STPs has been mentioned) The total treated effluent generation will be 649 KLD and the disposal scheme is as under: Season			
Summer	57	405	187
Winter	19	443	187
Rainy	05	457	187

4. The project proponent shall generate solid waste to the tune of about 2797 kg/day after its full occupancy, which will be segregated into bio-degradable and non-biodegradable component of the solid waste by the respective household by providing colored bins as per the SWM Rules 2016. The bio-degradable component of the solid would be treated by providing an on-site composting facility. The non-biodegradable would be sent to the Material Recovery Facility of MC, Jalandhar.
5. The project proponent has submitted JDA, Jalandhar letter no. 3055 dated 08.03.2021 regarding laying of sewer line upto 66 feet road. The project proponent needs to submit the permission regarding connectivity of its sewer with the main sewer line to be laid by JDA, Jalandhar/MC Jalandhar or the project proponent shall make its own arrangements for disposal of treated effluent onto land for plantation.”

1.0 Deliberations during 231st meeting of SEAC held on 28.10.2022.

The meeting was attended by the following:

- (i) Sh. Balvinder Singh Sandha, CEO, M/s AGI Smart Homes-II.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project “AGI Smart Homes-II” by M/s AGI Infra Private Limited
1.2	Proposal:	SIA/PB/MIS/82448/2022

1.3	Location of Industry:	Village- Phollriwal, Tehsil & District- Jalandhar, Punjab		
1.4	Details of Land area & Built up area:	Total Plot area – 39,125.46 sqm (9.6646 acres) Built up area- 1,71,867.63 sqm		
1.5	Category under EIA notification dated 14.09.2006	B1		
1.6	Cost of the project	Rs. 196.25 Crores		
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 Jalandhar, site of the project located in the Medium Density Zone.		
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of Land use for site measuring 9.6646 acres at Village Pholriwal, Tehsil & District Jalandhar for developing Group Housing project (Flatted) granted vide letter no.- CA-JDA-CLU-2022/986 dated 03.03.2022 by Chief Engineer, JDA, Jalandhar. A copy of the said letter submitted.		
3	Forest, Wildlife and Green Area			
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No Forest land is involved. An undertaking in this regard submitted.		
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No land of the project falls under the purview of Punjab Land Preservation Act (PLPA) 1900. Undertaking regarding the same submitted.		
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	The Project do not attract the provisions of the Wildlife (Protection) Act 1972. An undertaking in this regard submitted.		
3.4	Green area requirement and proposed No. of trees:	Green area: 10294 sqm Proposed number of trees- 500 (1 tree/80 sqm)		
4.	Configuration & Population			
4.1	Configuration:			
	Total area of the scheme = 9.6646 acres.			
	Built up area bifurcation for 782 Flats comprising of category of 2BHK and 1BHK			
	Level Detail	Cov. Area per Floor in Sqft	No. of Blocks	Total Cov. Area in sqft
	Stilt	1493.35 SFT	02	2986.70 SFT
	1 st Floor	16157.41	02	32314.82
				No. of Units
				0
				26+8

2 nd Floor	16157.41	02	32314.82	26+8
3 rd Floor	16157.41	02	32314.82	26+8
4 th Floor	16157.41	02	32314.82	26+8
5 th Floor	16157.41	02	32314.82	26+8
6 th Floor	16157.41	02	32314.82	26+8
7 th Floor	16157.41	02	32314.82	26+8
8 th Floor	16157.41	02	32314.82	26+8
9 th Floor	16157.41	02	32314.82	26+8
10 th Floor	16157.41	02	32314.82	26+8
11 th Floor	16157.41	02	32314.82	26+8
12 th Floor	16157.41	02	32314.82	26+8
13 th Floor	16157.41	02	32314.82	26+8
14 th Floor	16157.41	02	32314.82	26+8
15 th Floor	16157.41	02	32314.82	26+8
16 th Floor	16157.41	02	32314.82	26+8
17 th Floor	16157.41	02	32314.82	26+8
18 th Floor	16157.41	02	32314.82	26+8
19 th Floor	16157.41	02	32314.82	26+8
21 st Floor	16157.41	02	32314.82	26+8
22 nd Floor	16157.41	02	32314.82	26+8
23 rd Floor	16157.41	02	32314.82	26+8
	TOTAL		746227.56 (69326.23 sqm)	598+184=782

Built up area bifurcation for 368 Flats comprising of category of 3BHK

TOWER- I,J,K&L:-3BHK				
Level Detail	Cov. Area per Floor in Sqft	No. of Blocks	Total Cov. Area in Sqft	No. of Units
Stilt	638.43 SFT.	04	2553.72 SFT	0
1 st Floor	4901.60	04	19606.40	16
2 nd Floor	4901.60	04	19606.40	16
3 rd Floor	4901.60	04	19606.40	16
4 th Floor	4901.60	04	19606.40	16
5 th Floor	4901.60	04	19606.40	16
6 th Floor	4901.60	04	19606.40	16
7 th Floor	4901.60	04	19606.40	16
8 th Floor	4901.60	04	19606.40	16
9 th Floor	4901.60	04	19606.40	16
10 th Floor	4901.60	04	19606.40	16
11 th Floor	4901.60	04	19606.40	16
12 th Floor	4901.60	04	19606.40	16
13 th Floor	4901.60	04	19606.40	16
14 th Floor	4901.60	04	19606.40	16

	15 th Floor	4901.60	04	19606.40	16		
	16 th Floor	4901.60	04	19606.40	16		
	17 th Floor	4901.60	04	19606.40	16		
	18 th Floor	4901.60	04	19606.40	16		
	19 th Floor	4901.60	04	19606.40	16		
	20 th Floor	4901.60	04	19606.40	16		
	21 st Floor	4901.60	04	19606.40	16		
	22 nd Floor	4901.60	04	19606.40	16		
	23 rd Floor	4901.60	04	19606.40	16		
		TOTAL		453500.92 (42131 sqm)	368		
<p>Built up area of the community center= 29911.30 sqft (2778.8 sqm) Built up area of the Non-FAR area= 626325.68 sqft (58187 sqm) Total built up area= (FAR + Non-FAR) = 172417.4 sqm.</p> <p>*The above details are as per the layout plan approved by Senior Town Planner; Jalandhar vide letter No. 345-STP (J) AFC(J)GH96646 dated 09.03.2022.</p>							
4.2	Population details		7140				
5	Water						
5.1	Basis for water requirement w.r.t population:						
	Sr. No.	Description	No. of Units	Population	Daily Water requirement per unit (Ltr)	Daily Water requirement per unit for flushing (Ltr)	Total water requirement in KLD
	1.	3 BHK-368 2BHK- 598 1 BHK- 184	1150 @ 5 person per unit	5750	135	45	776
	2.	Floating Population	--	800	15	10	12
	3.	Community Centre	--	500	45	15	23
	4.	Maintenance Staff	--	90	45	15	4
				7140	--	--	
	Total Water requirement						815 KLD
	Waste Water Generation						652 KLD
	Total water requirement for flushing						275.8 KLD
5.1	Total fresh water requirement:		Total Water requirement- 815 KLD				
5.2	Source:		Tube well				

5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for permission for abstraction of ground water is filed with PWRDA.
5.4	Total water requirement for domestic purpose:	Total Fresh Water requirement– 539.2 KLD
5.4.1	<i>Total wastewater generation:</i>	Effluent Generation-652 KLD
5.4.2	<i>Treatment methodology for domestic wastewater: (STP capacity, technology)</i>	STP of 920 KLD shall be installed which will be based on MBBR Technology.
5.5	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Summer: 56.617 KLD Winter: 18.53 KLD Rainy: 5.147 KLD
5.6	Details of treated wastewater to be utilized for flushing purpose	275.8 KLD in summer, winter & rainy seasons.
5.7	Utilization/Disposal of excess treated wastewater.	<p>Summer: 316.383 KLD Winter: 354.67 KLD Rainy: 368.05 KLD</p> <p>Excess treated wastewater shall be discharged into public sewer. A copy of letter pertaining to disposal of sewerage water of the existing and proposed affordable group housing project “AGI Smart Homes-II” of the AGI Infra Limited issued by Jalandhar Development Authority vide letter no. 1755 dated 27.10.2022 submitted. In the said letter, it has been mentioned as under:</p> <p><i>“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ 66 ਰੋਡ ਤੇ ਨਗਰ ਨਿਗਮ ਦੇ ਕਨੈਕਟਿੰਗ ਪਲਾਇੰਟ ਤੋਂ ਜਲੰਧਰ ਹਾਈਟਸ-2 ਤੱਕ ਸੀਵਰ ਲਾਈਨ ਆਪ ਵਲੋਂ ਲੇਅ ਕੀਤੀ ਗਈ ਹੈ ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੱਛ ਪ੍ਰਸ਼ਾਸਕ, ਜੇ. ਡੀ. ਏ. ਜਲੰਧਰ ਜੀ ਵਲੋਂ ਪੱਤਰ ਨੰ 3055 ਮਿਤੀ 08.03.2021 ਅਤੇ ਨਗਰ ਨਿਗਮ ਜਲੰਧਰ ਵਲੋਂ ਪੱਤਰ ਨੰ 1165 ਮਿਤੀ 19.05.2021 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸੀਵਰ ਦੇ ਡੀਜ਼ਾਈਨ ਵਿੱਚ 66 ਰੋਡ ਤੇ ਮੌਜੂਦ ਆਪ ਵਲੋਂ ਡਿਵੈਲਪ ਕੀਤੇ ਗਏ ਕਾਫੀ ਪ੍ਰੋਜੈਕਟ ਦਾ ਡਿਸਚਾਰਜ ਸ਼ਾਮਲ ਕੀਤੀ ਗਿਆ ਸੀ। ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਆਪ ਵਲੋਂ ਵਿਸ਼ੇ ਤਹਿਤ ਨਵੇਂ ਪ੍ਰੋਜੈਕਟ AGI Smart Homes-II ਦੀ ਲਗਭਗ 6.67 ਕਰੋੜ ਰੁਪਏ ਈ. ਡੀ. ਸੀ ਦੀ ਰਕਮ ਜੇ. ਡੀ. ਏ ਵਿਖੇ ਜਮਾਂ ਕਰਵਾਈ ਗਈ ਹੈ। ਲੋੜ ਅਨੁਸਾਰ ਉਕਤ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਰਪਲੱਸ ਟ੍ਰੀਟਡ ਸੀਵੇਜ਼ ਜਾ</i></p>

		<i>ਡਿਸਪਜਲ ਨਗਰ ਨਿਗਮ ਦੇ ਸੀਵਰ ਵਿੱਚ ਕਰਨ ਦੀ ਮੰਨਜੂਰੀ, ਨਗਰ ਨਿਗਮ ਜਲੰਧਰ ਪਾਸੋਂ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਜਾਣੀ ਕੀਤੀ ਜਾਸਕਦੀ ਹੈ।</i>
5.8	Rain water harvesting proposal:	8 No. RWH pits shall be provided for recharging the ground water.
6	Air	
6.1	Details of Air Polluting machinery:	D.G. set of capacity 500 KVA shall be installed with stack of adequate height.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Canopy equipped DG set with adequate height will be installed.
7	Waste Management	
7.1	Total quantity of solid waste generation	2797kg (Residents @ 2588 Kg/day and Staff/Visitors @ 209 Kg/day)
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	The Solid Waste Management site has been earmarked at the approved layout plan.
8	Energy Saving & EMP	
8.1	Power Consumption:	3447KW
8.2	Energy saving measures:	LEDs will be used
8.3	EMP Details:	Submitted
8.4	CER Details:	Submitted

During meeting, the Committee perused the details of the activities proposed under EMP and observed that the capital & recurring cost proposed for Solid Waste Management is on lower side and needs to be revised. Similarly, the cost proposed for construction of rain water harvesting pits also on lower side. The Project Proponent agreed to the same and submitted the revised EMP plan with details as under:

Operation Phase:

Sr. No.	Environmental Aspect	Approx. Capital Cost (Rs lac)	Approx. Recurring Cost (Rs lac)	Basic of Cost Estimates
1.	Statutory fees	As applicable	-	
2.	Air Pollution	-	2.0	Recurring expenditure as annual maintenance and repair of D.G. set by third party and the cost of air quality and stock emission monitoring of D.G. set by NABL approved laboratory.
3.	Sewage Treatment Plan	270	50.0	Includes the operation & maintenance cost of STP and the salary of Operators

4.	MSW	30.0	20.0	Mechanical composter and MRF including providing dual dustbins for every household and transportation of inert material in Engineered Landfill site.
5.	Environmental monitoring & Management	-	2.0	Monitoring of water quality once in season except monsoon by arrangement with NABL approved lab
6.	Record & maintenance of water consumption, waste water generation	1.0	1.0	Installation of flow meters at Intake and outfall pts and intake of waste water generation.
7.	Monitoring of treated Sewage water Quality	-	2.0	Outlet of STP as per APHA 23 rd edition 2017.
8.	Storm water management	20.0	0.5	Pre monsoon cleaning and maintenance of drains.
9.	Green belt	5.0	5.0 (for 3 years)	Capital cost is the cost of Plantation & recurring cost includes manuring, watering
10.	Rain Water harvesting	12.0	2.0	RWH structures will be provided against the Capital cost and the recurring cost will be incurred on their maintenance.
11.	Sundry (Misc.)	5.0	-	----
12.	CER Activities	107.5	17.5	----
Total		450.5	102.0	

Construction Phase:

Sr. No.	Particulars	Approx. Capital Cost (Rs in Lac)	Approx. Recurring Cost (Rs in Lac)	Basis for cost Estimate
1.	Medical Cum First Aid	1.0	0.5	A first aid medical facility with first aid kit
2.	Toilets for sanitation system	1.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total		8.0	2.0	

The Committee on perusal of CER Activities asked the Project Proponent to provide location specific activities. The Project Proponent agreed to the same and submitted revised CER activities as under:

Sr. No.	Place	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	Govt. Higher Secondary School, Village- Soondh, Maksudpur, District- Jalandhar	Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Upgradation/Renovation of toilets	13.0	2.5
2.	Govt. Senior Secondary School, Village- Gidderpindi, District- Jalandhar	Renovation of existing building of School (Rooms & Boundary wall)	40.0	2.5
		Construction of additional two rooms	13.0	-
		Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Construction of washrooms	12.5	2.5
3.	Village- Gidderpindi, District- Jalandhar	Distribution of Jute Bags	5.0	---
Total			107.5	17.5

Further, in view of the observation raised by PPCB vide letter No. 3179 dated 10.10.2021 that the Project Proponent need to submit the permission regarding connectivity of its sewer with the main sewer line to be laid by JDA, Jalandhar/MC, Jalandhar or the Project Proponent shall make its own arrangements for disposal of treated effluent on to land for irrigation. In this regard, the Project Proponent submitted a copy of letter issued by Jalandhar Development Authority vide letter no. 1755 dated 27.10.2022 which mentioned as under:

“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ 66 ਰੋਡ ਤੇ ਨਗਰ ਨਿਗਮ ਦੇ ਕਠੈਕਟਿੰਗ ਪਲਾਇੰਟ ਤੋਂ ਜਲੰਧਰ ਹਾਈਟਸ-2 ਤੱਕ ਸੀਵਰ ਲਾਈਨ ਆਪ ਵਲੋਂ ਲੇਅ ਕੀਤੀ ਗਈ ਹੈ ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੱਛ ਪ੍ਰਸ਼ਾਸਕ, ਜੇ.ਡੀ.ਏ. ਜਲੰਧਰ ਜੀ ਵਲੋਂ ਪੱਤਰ ਨੰ 3055 ਮਿਤੀ 08.03.2021 ਅਤੇ ਨਗਰ ਨਿਗਮ ਜਲੰਧਰ ਵਲੋਂ ਪੱਤਰ ਨੰ- 1165 ਮਿਤੀ 19.05.2021 ਰਾਹੀਂ ਜਾਈ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸੀਵਰ ਦੇ ਡੀਜਾਇਨ ਵਿਚ 66 ਰੋਡ ਤੇ ਮੌਜੂਦ ਆਪ ਵਲੋਂ ਡਿਵੈਲਪ ਕੀਤੇ ਗਏ ਕਾਫੀ ਪ੍ਰੋਜੈਕਟ ਦਾ ਡਿਸਚਾਰਜ ਸ਼ਾਮਲ ਕੀਤੀ ਗਿਆ ਸੀ। ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਆਪ ਵਲੋਂ ਵਿਸ਼ੇ ਤਹਿਤ ਨਵੇਂ ਪ੍ਰੋਜੈਕਟ AGI Smart Homes-II ਦੀ ਲਗਭਗ 6.67 ਕਰੋੜ ਰੁਪਏ ਈ.ਡੀ.ਸੀ ਦੀ ਰਕਮ ਜੇ.ਡੀ.ਏ ਵਿਖੇ ਜਮਾਂ ਕਰਵਾਈ ਗਈ ਹੈ। ਲੋੜ ਅਨੁਸਾਰ ਉਕਤ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਰਪਲੱਸ ਟ੍ਰੀਟਡ ਸੀਵੇਜ਼ ਜ਼ਾਡਿਸਪਜਲ ਨਗਰ ਨਿਗਮ ਦੇ ਸੀਵਰ ਵਿੱਚ ਕਰਨ ਦੀ ਮੰਨਜ਼ੂਰੀ, ਨਗਰ ਨਿਗਮ ਜਲੰਧਰ ਪਾਸੋਂ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਜਾਈ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।”

The Committee was satisfied with the presentation and reply given by the Project Proponent. After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of residential housing Project “AGI Smart Homes-II” at Village Pholriwal, Tehsil & District Jalandhar, Punjab, and as per the details mentioned in the application proposal &

subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions: -

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 815 KLD, out of which 539.2 KLD which shall be met through tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	815 KLD	652 KLD	649 KLD	275.8 KLD	Summer: 56.617 KLD Winter: 18.53 KLD Rainy: 5.147 KLD	Summer: 316.383 KLD Winter: 354.67 KLD Rainy: 368.05 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.

- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for

general safety and health aspects of people, only in approved sites with the approval of the competent authority.

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 500 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the

Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

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

IX. Human health issues

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

X. Environment Management Plan

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

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Environmental Management Plan (EMP) & CER of the proposed project as per the details given in Table below:

Operation Phase:

Sr. No.	Environmental Aspect	Approx. Capital Cost (Rs lac)	Approx. Recurring Cost (Rs lac)	Basic of Cost Estimates
1.	Statutory fees	As applicable	-	
2.	Air Pollution	-	2.0	Recurring expenditure as annual maintenance and repair of D.G. set by third party and the cost of air quality and stock emission monitoring of D.G. set by NABL approved laboratory.
3.	Sewage Treatment Plan	270	50.0	Includes the operation & maintenance cost of STP and the salary of Operators
4.	MSW	30.0	20.0	Mechanical composter and MRF including providing dual dustbins for every house hold and transportation of inert material in Engineered Landfill site.
5.	Environmental monitoring & Management	-	2.0	Monitoring of water quality once in season except monsoon by arrangement with NABL approved lab
6.	Record & maintenance of water consumption, waste water generation	1.0	1.0	Installation of flow meters at Intake and outfall pts and intake of waste water generation.
7.	Monitoring of treated Sewage water Quality	-	2.0	Outlet of STP as per APHA 23 rd edition 2017.
8.	Storm water management	20.0	0.5	Pre monsoon cleaning and maintenance of drains.
9.	Green belt	5.0	5.0 (for 3 years)	Capital cost is the cost of Plantation & recurring cost includes manuring, watering

10.	Rain Water harvesting	12.0	2.0	RWH structures will be provided against the Capital cost and the recurring cost will be incurred on their maintenance.
11.	Sundry (Misc.)	5.0	-	----
12.	CER Activities	107.5	17.5	----
Total		450.5	102.0	

Construction Phase:

Sr. No.	Particulars	Approx. Capital Cost (Rs in Lac)	Approx. Recurring Cost (Rs in Lac)	Basis for cost Estimate
1.	Medical Cum First Aid	1.0	0.5	A first aid medical facility with first aid kit
2.	Toilets for sanitation system	1.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total		8.0	2.0	

CER Activities:

Sr. No.	Place	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	Govt. Higher Secondary School, Village- Soondh, Maksudpur, District- Jalandhar	Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Upgradation/Renovation of toilets	13.0	2.5
2.	Govt. Senior Secondary School, Village- Gidderpindi, District- Jalandhar	Renovation of existing building of School (Rooms & Boundary wall)	40.0	2.5
		Construction of additional two rooms	13.0	-
		Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Construction of washrooms	12.5	2.5
3.	Village- Gidderpindi, District- Jalandhar	Distribution of Jute Bags	5.0	---
Total			107.5	17.5

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the

project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.
- x) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

2.0 Deliberations during 220th meeting of SEIAA held on 09.11.2022:

The case was considered by SEIAA in its 220th meeting held on 09.11.2022 which was attended by the following:

- (i) Sh. Balvinder Singh Sandha, CEO, M/s AGI Smart Homes-II.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Er. S.S. Matharu and Sh. Sandeep Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

Prof. (Dr.) Adarsh Pal Vig, Member SEIAA informed the Authority that the promoter company has established/is establishing various Group Housing projects in the area. PPCB had recently afforded an opportunity of personal hearing to the promoter company on account of certain violations observed by the PPCB w.r.t non-compliance of provisions of Water Act, 1974. Accordingly, the authority observed that since this promoter company has executed a number of projects in the region and the same were in different stages of completion, SEIAA would conduct site visit to all the projects of the promoter company in December, 2022.

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

The matter regarding activities to be carried out in lieu of CER activities, as proposed by the project proponent, was deliberated in detail. After deliberations the project proponent proposed the following amended list of activities to be carried out in lieu of CER activities:

Sr. No.	Place	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	Govt. Higher Secondary School, Village- Soondh, Maksudpur, District- Jalandhar	Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Upgradation/Renovation of toilets	13.0	2.5
2.	Govt. Senior Secondary School, Village- Gidderpindi, District- Jalandhar	Renovation of existing building of School (Rooms & Boundary wall)	40.0	2.5
		Construction of additional two rooms	13.0	---
		Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Construction of washrooms	12.5	2.5
3.	Village- Gidderpindi, District- Jalandhar	Providing 190 solar lights @ Rs. 34500/- per solar lights	65.55	---
		Tree plantation @ 500 trees	5.0	5.0
		Distribution of Jute Bags	5.0	---
Total			178.05	22.5

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA examined the EIA report submitted by the Project consultant and the EMP prepared on the basis of the same and also scrutinised the other salient features of the project and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of residential housing Project "AGI Smart Homes-II" at Village Pholriwal, Tehsil & District Jalandhar, Punjab in the total land area of project is 9.6646 acres with built up area of 171867.63 sqm as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendments/additions/deletions:

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

- iii. An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 521.5 Lacs towards the capital cost along with Rs. 107 Lacs/annum towards recurring cost in operation phase and Rs. 8 lacs towards capital cost and Rs 2 Lacs/annum towards recurring cost in construction phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

Operation Phase:

Sr. No.	Environmental Aspect	Approx. Capital Cost (Rs lac)	Approx. Recurring Cost (Rs lac)	Basic of Cost Estimates
1.	Statutory fees	As applicable	-	
2.	Air Pollution	-	2.0	Recurring expenditure as annual maintenance and repair of D.G. set by third party and the cost of air quality and stock emission monitoring of D.G. set by NABL approved laboratory.
3.	Sewage Treatment Plan	270	50.0	Includes the operation & maintenance cost of STP and the salary of Operators
4.	MSW	30.0	20.0	Mechanical composter and MRF including providing dual dustbins for every house hold and transportation of inert material in Engineered Landfill site.
5.	Environmental monitoring & Management	-	2.0	Monitoring of water quality once in season except monsoon by arrangement with NABL approved lab
6.	Record & maintenance of water consumption, waste water generation	1.0	1.0	Installation of flow meters at Intake and outfall pts and intake of waste water generation.
7.	Monitoring of treated Sewage water Quality	-	2.0	Outlet of STP as per APHA 23 rd edition 2017.
8.	Storm water management	20.0	0.5	Pre monsoon cleaning and maintenance of drains.
9.	Green belt	5.0	5.0 (for 3 years)	Capital cost is the cost of Plantation & recurring cost includes manuring, watering
10.	Rain Water harvesting	12.0	2.0	RWH structures will be provided against the Capital cost and the recurring cost will be incurred on their maintenance.
11.	Sundry (Misc.)	5.0	-	----
12.	CER Activities	178.05	22.5	----
Total		521.05	107	

Construction Phase:

Sr. No.	Particulars	Approx. Capital Cost (Rs in Lac)	Approx. Recurring Cost (Rs in Lac)	Basis for cost Estimate
1.	Medical Cum First Aid	1.0	0.5	A first aid medical facility with first aid kit
2.	Toilets for sanitation system	1.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
	Total	8.0	2.0	

CER Activities:

Sr. No.	Place	Activities	Capital Expenditure per year (Lacs)	Recurring Cost for 5 Years (Lacs)
1.	Govt. Higher Secondary School, Village- Soondh, Maksudpur, District- Jalandhar	Installation of Solar panel (Lighting & Laboratory)	12.0	5.0
		Upgradation/Renovation of toilets	13.0	2.5
2.	Govt. Senior Secondary School, Village- Gidderpindi, District- Jalandhar	Renovation of existing building of School (Rooms & Boundary wall)	40.0	2.5
		Construction of additional two rooms	13.0	---
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		Distribution of Jute Bags	5.0	---
Total			178.05	22.5

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

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

Item No. 220.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of group housing Project namely “Radiance Homes” at Urban Estate Phase-2, Patiala, Punjab by M/s AVR Group (Proposal No. SIA/PB/MIS/290585/2022).

The Project Proponent has submitted an application under EIA notification dated 14.09.2006 for the establishment of group housing Project namely “Radiance Homes” at Urban Estate Phase-2, Patiala, in the total land area of 10,368.12 sqm (2.56 acres) having built up area 45,869.64 sqm. The Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted the Form I, 1A, conceptual plan and other additional documents along with processing fee amounting to Rs. 91740/- vide UTR No. 029063709431 dated 21.08.2022, as verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 6073 dated 06.10.2022 has sent the latest construction status report with details as under:

“The proposed site of the subject cited project was visited by officer of the Board on 09.09.2022 and it was observed that:

Sr. No.	Points as desired by EE (SEIAA)	Comments
1.	<i>Construction status of the proposed project. Please send a clear-cut report as to whether construction for the proposed project has been started for the project excepted for securing the land.</i>	<i>During visit it was observed that the project proponent has demarcated the proposed site by providing fencing and the construction of office building is going on. The representative available at site informed that this office building shall be temporarily used during the construction phase of project and shall be demolished after the completion of project.</i>
2.	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river and eco-sensitive structures if any.</i>	<i>No industry, drain, river and eco-sensitive structure falls within 500m radius of proposed site. The proposed site is surrounded by residential houses, commercial area/buildings.</i>
3.	<i>Whether the site is meeting the prescribed criteria for setting up of such type of project. Please send the clear-cut recommendations.</i>	<i>As per boards notification dated 25.07.2008, no industry for which specific sitting criteria has been prescribed by PPCB falls within radius of 500m of proposed site. Further, no MAH unit falls within 250m and no Air polluting industry falls within 100m of radius proposed site. <i>However, the promoter has not submitted any certificate regarding classification of land use as per Master Plan, Patiala. Further, the revenue report w.r.t above parameter is also required to be submitted. As such, the suitability of site cannot be commented upon.</i></i>

1.0 Deliberations during 231st meeting of SEAC held on 28.10.2022.

The case was considered by the following:

- (i) Mr. Amit Khanna, Director, M/s AVR Group.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group Housing Project namely “ Radiance Homes ” by M/s AVR Group.
1.2	Proposal:	SIA/PB/MIS/290585/2022
1.3	Location of Project:	Urban Estate, Phase 2, Patiala, Punjab
1.4	Details of Land area & Built up area:	Site area: 10,368.12 sq.m. (2.56 acres) Built up area: 45,869.64 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 45,869.64 sq.m.
1.6	Cost of the project	Rs. 89.37 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan, Patiala, the site of the project falls in the residential zone of Patiala. Allotment letters have been issued by Patiala Urban Planning & Development Authority. The details are as under:
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<ul style="list-style-type: none"> i. Allotment of the land measuring 9538.64 sq.m (2.357 acres) has been issued in the name of Sh. Rajesh Puri S/o Sh. K.K Puri Village Madanpur, Phase-2, SAS Nagar vide Memo no. PUDA-EO-PTA/2022/2066 dated 14.03.2022. A copy of said letter submitted. ii. A copy of the allotment letter measuring 10368.12 sq.m in the name of M/s AVR Group, R/o Plot no 169, IA, Phase-9, SAS Nagar issued vide no. 7307 dated 18.07.2022 submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	The clearance is not required under “The Forest Conservation Act ,1980. Undertaking in this regard submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the project is not covered under PLPA, 1900 as land has been allotted by PUDA, Patiala.																																										
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the project does not require clearance under Wildlife Protection Act 1972. A self-declaration in this regard submitted.																																										
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 75 km from our project location.																																										
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.																																										
3.6	Green area requirement and proposed No. of trees:	Total green area: 2,660.17 sq.m. (@ 25.66% of the total plot area) Proposed trees to be planted: 134 nos.																																										
4.	Configuration & Population																																											
4.1	<p>Proposal & Configuration The project will comprise of 3 residential towers (190 flats), club house and commercial block (including basement storage area).</p> <p style="text-align: center;">Area Statement</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Description</th> <th style="width: 30%;">Area (in sq.ft.)</th> <th style="width: 30%;">Area (in sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Total Plot area</td> <td style="text-align: center;">1,11,602.44</td> <td style="text-align: center;">10,368.12</td> </tr> <tr> <td>Non-FAR</td> <td style="text-align: center;">2,16,927.73</td> <td style="text-align: center;">20,153.08</td> </tr> <tr> <td>Built-up Area</td> <td style="text-align: center;">4,93,740.77</td> <td style="text-align: center;">45,869.64</td> </tr> <tr> <td>Proposed Green area (@ 25.66%)</td> <td style="text-align: center;">28,634.09</td> <td style="text-align: center;">2,660.17</td> </tr> </tbody> </table>		Description	Area (in sq.ft.)	Area (in sq.m.)	Total Plot area	1,11,602.44	10,368.12	Non-FAR	2,16,927.73	20,153.08	Built-up Area	4,93,740.77	45,869.64	Proposed Green area (@ 25.66%)	28,634.09	2,660.17																											
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		Total	2,205.96	25,716.56	20,153.08	45,869.64	190	
*The above details are as per the conceptual plan submitted by the Project Proponent.								
4.3	Population details	1,420 persons						
		S. No.	Description	No. of flats/Area	Criteria	Population		
		1.	3 BHK	120	6 persons/flat	720		
		2.	4 BHK	64	7 persons/flat	448		
		3.	Pent House	6	7 persons/flat	42		
		4.	Commercial Shop	267.37 sq.m.	@ 3 sq.m. per person	89		
		5.	Visitors population	-	@ 10% of Residential Population	121		
		Total Estimated Population					1,420 persons	
*The criteria for calculation of Population has been taken from National Building Code of India,2016(Vol-II), Page-11.								
5	Water							
5.1	Total fresh water requirement:	82 KLD						
5.2	Source:	PDA water supply (as per the allotment letter)						
		Sr. No.	Details	Population/Area	Water Demand (in KLD)			
		1.	Residential @ 86 lpcd	1210	104			
		2.	Floating @ 45 lpcd	89	4			
		3.	Visitors @ 15 lpcd	121	2			
			Total water requirement	--	110 KLD			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Yes, Permission has been obtained from PDA as per (xii) point of Financial conditions in the allotment letter vide letter no. PUDA-EO-PTA/2022/2066 dated 14.03.2022.						
5.4	Total wastewater generation:	88 KLD						
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	88 KLD of sewage will be generated from the project which will be treated in proposed STP of 100 KLD capacity based on MBBR Technology followed by UF.						
5.6	Treated wastewater for flushing purpose:	28 KLD						

5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 15 KLD Winter: 5 KLD Monsoon: 1 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	Summer: 43 KLD Winter: 53 KLD Monsoon: 57 KLD As per the allotment letter, the allottee shall be entitled for the sewer and storm water connection in the main sewer and storm network of PDA by depositing the requisite share cost charges prevailing at the time of connection.														
5.9	Cumulative Details:															
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5.10	Rain water harvesting proposal:	3 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	2 DG sets of capacity 500 KVA each capacity will be installed.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	526 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.	(i) Solid waste management area has been provided and marked in conceptual layout submitted. Biodegradable waste will be composted by use of one Mechanical Composter of capacity 250 kg. (ii) Non-biodegradable waste (recyclable waste) will be disposed of through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.														
7.4	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 of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.														

1.	Rejuvenation of village ponds: Adoption of ponds (approx. 2 acres) in village Kansuha Kalan, Distt. Patiala, Punjab.	60
2.	Energy conservation in “Shri Guru Charn Sampti Gopal Gau Sadan” (Gaushala) located in Village/City Chaura, Gali No. 9, Rishi Colony, Patiala, Punjab having Registration No. PGSC/PTA/SEPT./2015/0248: <ul style="list-style-type: none"> • Installation of 10 KW solar panels on the roof top of Gaushala. • Installation of biogas plant (2,000 cub. mt.) in Gaushala. 	5 25
Total		Rs. 90 lakhs

The Committee was satisfied with the presentation and reply given by the Project Proponent. After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for the establishment of group housing Project namely “Radiance Homes” at Urban Estate Phase-2, Patiala, Punjab, and as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions: -

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These

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

- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 110 KLD, out of which 82 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	110 KLD	88 KLD	86 KLD	28 KLD	Summer: 15 KLD Winter: 5 KLD Monsoon: 1 KLD	Summer: 43 KLD Winter: 53 KLD Monsoon: 57 KLD

- d) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- e) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This

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

- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 3 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

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

- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 134 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

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

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

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Environmental Management Plan (EMP) & CER of the proposed project as per the details given in Table below:

Sr. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 100 KLD based on MBBR technology followed by UF)	22	2	5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	4	1	3 (for 3 years)
5.	Solid Waste Management (Mechanical composter of 250 kg)	10	1.5	3
6.	Rain water Recharging (3 pits)	6	1	1.5
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
Total		Rs. 88 Lakhs	Rs. 10.5 Lakhs	Rs. 17.5 Lakhs

CER Activities:

Sr. No.	CER Activities	Total Expenditure (in Lakhs)
1.	Rejuvenation of village ponds: Adoption of ponds (approx. 2 acres) in village Kansuha Kalan, Distt. Patiala, Punjab.	60
2.	Energy conservation in “Shri Guru Charn Sampti Gopal Gau Sadan” (Gaushala) located in Village/City Chaura, Gali No. 9, Rishi Colony, Patiala, Punjab having Registration No. PGSC/PTA/SEPT./2015/0248: <ul style="list-style-type: none"> • Installation of 10 KW solar panels on the roof top of Gaushala. • Installation of biogas plant (2,000 cub. mt.) in Gaushala. 	5 25
Total		Rs. 90 lakhs

XI. Validity

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

XII. Miscellaneous

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

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

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No

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

- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.
- x) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

2.0 Deliberations during 220th meeting of SEIAA held on 09.11.2022:

The case was considered by SEIAA in its 220th meeting held on 09.11.2022 which was attended by the following:

- (i) Mr. Amit Khanna, Director, M/s AVR Group.
- (ii) Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

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

SEIAA observed that as per the past experience the Bio-Gas plants though initially successful are generally

found to be non-functional after some time due to lack of proper maintenance. To this observation, the project proponent assured that the long-term operability of the Bio-Gas plant will be ensured by making this obligatory for the supplier of the plant. Tie-up with a reputed NGO could also be considered to ensure that the plant remains properly operational in the long run. SEIAA decided to impose a special condition in this regard.

To an observation of SEIAA, the project proponent assured to add vermi-composting component with the Bio-Gas plant.

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of group housing Project namely "Radiance Homes" at Urban Estate Phase-2, Patiala, in the total land area of 10,368.12 sqm (2.56 acres) having built up area 45,869.64 sqm as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendment/additions/deletions as under:

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

- iii. An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 521.5 Lacs towards the capital cost along with Rs. 107 Lacs/annum towards recurring cost in operation phase and Rs. 8 lacs towards capital cost and Rs 2 Lacs/annum towards recurring cost in construction phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

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		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5

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Total		Rs. 88 Lakhs	Rs. 10.5 Lakhs	Rs. 17.5 Lakhs

CER Activities:

Sr. No.	CER Activities	Total Expenditure (in Lakhs)
1.	Rejuvenation of village ponds: Adoption of ponds (approx. 2 acres) in village Kansuha Kalan, Distt. Patiala, Punjab.	60
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Total		Rs. 90 lakhs

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

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

Additional Conditions:

- (i) The project proponent shall ensure long-term operability of the Bio-Gas plant as proposed to be installed in the Gaushala by making its maintenance obligatory for the supplier and / or by involving a reputed NGO to ensure that the Bio-Gas plant continues to serve its purpose in the long run.
- (ii) The project proponent shall also add vermi-composting component with the Bio-Gas Plant so as to ensure environmentally sound disposal of the cow dung.

Item No. 220.04: Application for Issuance of Environmental Clearance for Residential Project namely “Suntec City” located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab by M/s The Indian Co-op House Building Society Ltd. (Proposal No. SEIAA/MS/2022/82403)

The project proponent earlier applied for issuance of TORs for setting up of new residential colony project namely “Suntec City”, located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 2,08,819.52 Sqm. The Project is covered under category 8(b) as per EIA notification-2006.

The project proponent submitted the Form I (Appendix I),1A, Conceptual Plan and other additional documents on online portal. They have also deposited the processing fee amounting to Rs.52,205/- (25% of the total fee) through DD No. 004758 dated 13.12.2019.

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

The application was scrutinized and essential details were sought on 12.01.2020 and 15.04.2020, to which the project proponent submitted replies on 27.02.2020 and 09.07.2020 respectively. The brief details of the Project are as under:

1.1 EDS reply dated 12.01.2020

Sr. No.	Detail of the Document	Reply submitted by PP dated 12.01.2020
1.	Cost of the project duly certified by Chartered Engineer/ Approved valuer and Chartered Accountant	Rs 370 Cr, Certificate submitted
2.	Copy of the Master plan duly marked with project site.	Submitted.
3.	Pre-feasibility report/ conceptual Plan as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Submitted.
4.	Proof of ownership of land	MOA submitted in favour of Sh. Ajay Sehgal

1.2 EDS reply dated 09.07.2020

Sr. No.	Detail of the Document	Reply submitted by PP dated 09.07.2020

	Certificate of accreditation of EIA consultant	Consultant: P and M Solution Certificate No. NABET/EIA/1922/IA0053 Valid till: 10 Dec 2022
	Copy of Memorandum of Article & Association / partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project	MOA submitted in favour of Sh. Ajay Sehgal
	Submit a Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of the Master Plan of the area.	Submitted.
	Undertaking for no litigation pending against the project.	No litigation is pending w.r.t. project, Undertaking submitted.

Environmental Engineer, PPCB, RO, SAS Nagar was requested vide email dated 15.09.2020 to send the construction status of the project site. However, the report was not sent by PPCB till the time of SEAC meeting.

The details of the project as given in Form 1, Pre-feasibility Report / Conceptual Plan, above EDS replies and other additional documents are as under:

Sr. No.	Description	Details
1.	Name & Location of the project	M/s. The Indian Co-op House Building Society Ltd. at Village Palheri (H.B. No. 173), Tehsil Kharar and village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar (Area 108.58 acres). New Chandigarh, Punjab
2.	Project/activity	8(b)
3.	Co-ordinates of all the corners of the project site as per following:	
	S.No.	Latitude
	1.	30°47'40.11"N
	2.	30°47'41.38"N
	3.	30°47'26.04"N
	4.	30°47'22.05"N
	5.	30°47'28.91"N
	6.	30°47'14.41"N
		Longitude
		76°41'42.76"E
		76°41'40.67"E
		76°41'7.23"E
		76°41'7.36"E
		76°41'12.53"E
		76°41'9.72"E

	7.	30°47'6.62"N	76°41'15.94"E
	8.	30°47'8.30"N	76°41'19.70"E
	9.	30°47'14.38"N	76°41'13.93"E
	10.	30°47'16.23"N	76°41'24.71"E
	11.	30°47'12.20"N	76°41'29.77"E
	12.	30°47'4.14"N	76°41'42.25"E
	13.	30°47'4.27"N	76°41'37.25"E
	14.	30°47'11.87"N	76°41'42.42"E
	15.	30°47'31.82"N	76°41'36.99"E
	16.	30°47'31.54"N	76°41'41.51"E
	17.	30°47'38.45"N	76°41'51.49"E
	18.	30°47'22.28"N	76°41'15.37"E
4.	Copy of the Master plan duly marked with the project site		Submitted
5.	Copy of duly signed Layout plan		Submitted approved Layout plan vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016.
6.	Pre-feasibility/ conceptual report		Submitted
7.	Proof of ownership of land		Submitted
8.	Details of CLU certificate		Submitted CLU by Department of Town & Country Planning, Punjab Memo no. 2629 CTP(PB)/SP-432 dated 03-06-16.
9.	Copy of Memorandum of Article & Association.		Submitted Copy of Memorandum of Article in favour of Sh. Ajay Sehgal
10.	Proposed ToRs (based on the standard ToRs)		Submitted
11.	Classification/Land use pattern as per Master Plan		As per the New Chandigarh Master plan 2031 project falls in residential area.
12.	Cost of the project		Rs. 370 Cr (Development 37.50 + Land 332.50) EDS reply submitted Dated: 12.01.2020
13.	Processing Fee details (Amount/NEFT no./dated)		Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019
14.	Detail of various components		
	S.no.	Description	Particulars
	1.	Plot Area (acres)	439407.67 sqm. (108.58 acres / 43.94 Ha)
	2.	Proposed Built Up Area	208819.52 sqm
	3.	Number of Building Blocks	557 (Plots) including Shopping, Education Site & EWS
	4.	Total no of Saleable DU's	557 (Plots)
	5.	Max Height of Building	28
			Unit
			SQM
			SQM
			Nos
			Nos
			Meter

6.	Max No of Floors	3	Nos				
7.	Expected Population	13280	Persons				
8.	Total Water Requirement	1647 Summer 1559 Winter 1532 Monsoon	KLD				
9.	Freshwater requirement	1046	KLD				
10.	Wastewater Generation	1307	KLD				
11.	Proposed STP Capacity	2000	KLD				
12.	Treated Water Available for Reuse	1176	KLD				
13.	Rain Water Harvesting Potential	2805.06	CUM				
14.	Proposed Total Parking	To be Done by individual flat owner					
15.	Surface Parking	To be Done by individual flat owner	ECS				
16.	Basement Parking	Done by individual flat owner	ECS				
17.	Required Green Area as per Plan	19837.69	SQM				
18.	Proposed Green Area (7.195% as approved plan)	23791.47 sqm as per approved plan	SQM				
19.	Municipal Solid Waste Generation	5850	KG/DAY				
20.	Quantity of Hazardous Waste Generation	Not submitted	LTS/DAY				
21.	Quantity of Sludge Generated from STP	Not submitted	KG/DAY				
15.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):						
	S.No.	Season	Freshwater	Reuse water			Total (KLD)
			Domestic (KLD)	Others (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)
	1.	Summer	1046	642	470	172	---
	2.	Winter	1046	526	470	56	---
	3.	Rainy	1046	486	470	16	---
	S.No.	Description		Source of water			
	1.	Domestic		Water will be supplied by GAMADA			
	2.	Flushing purposes		Recycle water			
	3.	Green area		Recycle water			
16.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water		Not Applicable				
17.	Specify block of project site as per CGWA norms (Notified/Non-Notified)		Non- Notified				

18.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	Not submitted Qty Details of Wastewater generation. During Construction: Septic tank followed by soak pit			
19.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase	Total wastewater generation will be 1307KLD which will be treated in proposed STP of 2000KLD based on SBR technology to be installed within project premises. The details of the breakup of the utilization of wastewater are as under: -			
		Season	Flushing (KLD)	Green area (KLD)	Disposal in GMADA Sever (KLD)
		Summer	470	172	534
		Winter	470	56	650
		Monsoon	470	16	690
NOC regarding permission for disposal op treated water in proposed Sever Line of GMADA vide letter dated: 11.01.2019					
20.	Details of Rainwater recharging/Harvesting(m ³ /hr) proposal & technology proposed to be adopted	Total Rain Water: 2805.06 Cum/hr Harvesting pit and Tank total capacity: 137 cum No. of Pits proposed 21			
21.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	5850.3 Kg/day during operation Treat as per the Solid Waste Management Rule 2016. GAMADA waste treatment facility			
22.	Details of Hazardous Waste&E-Waste generation (Qty), Treatment facility, and its disposal arrangement	Project Proponent informed that it is a residential project, hence, no Hazardous and E-Waste generated, A very less amount will be generated that will be treated as per the Solid Waste Management Rule 2016.			
23.	Detail of DG sets	Individual plot owners will make their own arrangement, 25 kVa D.G. will be provided to power failure.			
24.	Air pollution control device details	Water sprinkler will be used at site for regular water sprinkling			
25.	Energy Requirements & Saving	50. Nos of Solar Light, Energy-saving equipment Solar water heater will be used.			
26.	Details of Environmental Management Plan	Sr. No	Environmental Protection Measures	Capital Cost Rs. Lacs	Recurring Cost Rs. Lacs
		1.	Monitoring of Environment components	--	3
		2	Water Conservation measures	500	20
		3	Energy Conservation Measures	6	0.5

		4.	Green Belt Development	215	5
		5.	Solid Waste Management	5	2
			Total	726	30.5
27.	<p>a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	<p>Corporate Environment Responsibility (CER) Budget towards capital expenditure in accordance with the MoEF&CC Office Memorandum F.No. 22-65/2017-IA.III dated 01.05.2018 for Social Welfare.</p> <p>The estimated cost of the project is Rs 370 Crores 2% of the project cost has been earmarked for the Corporate environment Responsibility (CER) to meet expenditures for the stakeholders as per social impact assessments. As per the commitment made during the public hearing an amount of Rs. 7.4 Crores will be spent</p> <p>Timeline and CER activity will be done at the time of EIA study</p>			
28.	<p>Details of green belt development shall include the following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>a) No. of trees will be examined during the EIA Study</p> <p>b) 7.195 % (5.897 Acre/ 23791.47 Sq.m.) as per approved plan and 7526.54 additional.</p>			

2.0 Deliberations during the 193rd meeting of SEAC held on 26.09.2020

The meeting was attended by Sh. Ajay Sehgal, Director of the company and Mr. S. Brahma, Environmental Consultant, M/s Shivalik Solid Waste Management Ltd., Zirakpur. Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same shall be placed in the next meeting of SEAC after getting the construction status report from PPCB.

In compliance with the above decision, the Member Secretary, PPCB, was requested vide email dated 19.10.20 to send the construction status of the project site. However, the report is yet awaited.

3.0 Deliberations during the 194th meeting of SEAC held on 23.10.2020

The meeting was attended by Sh. Devipal Sharma, Manager from the promoter company, Ms. Shivani Dutt & Sh. Suryakant Srivastva, Environment Consultant from M/s P & M Solutions Consultancy Services. SEAC was apprised that construction status report from the PPCB has not yet received.

Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same be placed in the next meeting of SEAC after getting the construction status report from PPCB.

4.0 Deliberations during the 196th meeting of SEAC held on 01.03.2021

The case was considered by SEAC in its 196th meeting held on 01.03.2021 and same was attended by following:

1. Sh. Devi Pal Sharma, representative of the Project Proponent.
2. Ms. Shivani Dutt, M/s P & M solutions, Noida.

It is submitted that the Punjab Pollution Control Board vide letter no. 4185 dated 23.10.2020 has sent latest construction status report which was placed before SEAC for consideration. SEAC perused the report and observed that the site of the project was visited by the Regional Office of the Punjab Pollution Control Board on 25.09.2020 and it was observed that the project proponent had laid sewer and inner roads in one pocket only i.e., approximately 4-5% of the total area. SEAC further observed that the project proponent affords an opportunity of personal hearing before the Chairman of the Board on 01.07.2019 due to the reason that the project proponent had started construction without obtaining Environmental Clearance under the EIA notification dated 14.09.2006. After hearing it was decided as under:

- i) The promoter company shall not carry out any development work at proposed site without getting environmental clearance as required under EIA notification no. S.O.4533 E dated 14.09.2006.
- ii) The promoter company shall furnish a bank guarantee amounting to Rs. 10.00 lacs which shall be valid for at least one year, to the Environmental Engineer, Regional Office, SAS Nagar within 7 days as an assurance to not to carry out any development work at site without getting environmental clearance as required under EIA notification dated 14.09.2006 as well as assurance to comply with the various environmental Laws/Rules.
- iii) The NOC applied by the promoter company be granted (after the submission of said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting environmental clearance as required under EIA notification dated 14.09.2006.

SEAC observed that as per EIA Notification dated 14.09.2006, the project proponent was required to obtain Environmental Clearance before starting any construction activity. But in the present case, the project proponent has already laid sewer and inner roads in one pocket only which is 4-5% of the total area. However, SEAC was of the view that laying of sewer and internal roads in one pocket is a minor construction activity and no major civil construction has been constructed by the project proponent. Moreover, Chairman, Punjab Pollution Control Board has already granted NOC to the project proponent after giving personal hearing on 01.07.2019.

SEAC further observed that the window for considering violation cases given by MoEF&CC, GoI had already expired on 13.04.2018 and thereafter no specific instruction for dealing with violation cases have been issued by MoEF&CC.

In view of above observations, SEAC after due deliberations decided to forward this case to SEIAA with the recommendation to allow SEAC to process cases of minor violation in the interest of development of State and to avoid unnecessary litigation.

5.0 Deliberations during 178th meeting of SEIAA held on 22.03.2021

The case was considered by SEIAA in its 178th meeting held on 22.03.2021, wherein SEIAA observed that the EIA notification dated 14.09.2006 stipulates that all projects mentioned in the Schedule appended to the said notification are required to obtain Environmental Clearance prior to commencement of any construction or pre-construction work including preparation of land (except securing of land for the Project).

As per the construction status report of the PPCB the project proponent had commenced construction in the Project site by laying sewer pipes and making internal roads in part of the area without obtaining the requisite prior Environmental Clearance which is a clear case of violation of the EIA notification.

SEIAA, therefore, did not agree with the recommendations of SEAC that it may be allowed to process the case being one of “minor violation” since the EIA Notification neither defines nor differentiates between “minor” and “major” violations. The EIA Notification also does not empower SEIAA or SEAC to condone violations “in the interest of development of the State” or “to avoid unnecessary litigation” as recommended by SEAC.

SEIAA further observed that the MoEF&CC vide its notifications dated 14.03.2017, 08.03.2018, 15.03.2018, 16.03.2018 and 09.09.2019 had laid down procedures for entertaining and processing violation cases in respect of which Project Proponents had sought condonation prior to the final cut off window of 13.04.2018. However, no procedure has been prescribed by the MOEF&CC in respect of cases of violations after 13.04.2018. Taking into consideration the fact that more such cases of violations are bound to come up in future too, SEIAA decided that a detailed reference should be made to MOEF&CC suggesting a procedure for dealing with such cases keeping in view the spirit of the orders of various Courts and the NGT on the subject.

SEIAA further observed that effective mechanisms needed to be put in position to ensure that all the projects coming in the ambit of the EIA Notification apply for and obtain prior Environmental Clearance before start of project activities as stipulated in the Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided as under:

- i) A detailed reference be made to MoEF&CC seeking clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018.

- ii) A copy of the EIA Notification dated 14-9-2006 be sent to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations should be requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issues will also be discussed in the next Joint meeting of SEIAA and SEAC.

In compliance with the aforesaid decisions, the following actions have been taken:

- i) A detailed reference has been made to MoEF&CC by SEIAA vide letter No 3772 dated 09.04.2021 requesting clarification on the procedure to be adopted for violations after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 has been sent through email to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations have also been requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issue has been flagged and noted separately to discuss the same in the next Joint meeting of SEIAA and SEAC.

In the meanwhile, the Indian Cooperative Housing Building Society Ltd. (Registered SAS Nagar, Mohali vide letter dated 22.03.2021 (received on 24.03.2021) informed as under:

- (i) Earlier, application was filed for grant of Environmental Clearance for residential colony project namely Suntec City located at Village Palheri (H.B. no. 173), Tehsil Kharar and Village Raihmanpur (H.B. no. 172), Tehsil Majri, District SAS Nagar, New Chandigarh, Punjab having plot area of 108.58 acre and built-up area of 2,08,819.52 sqm.
- (ii) Now, they have changed the planning of the project in a way that only development work will be undertaken by them in the form of laying of roads, plumbing, electrical lines, etc. within the project and no construction on any plot or group housing will be done by them.
- (iii) They wish to draw SEIAA attention towards EIA Notification, 2006 and its amendments, if the plot area of the project is more than 50 ha or built-up area is more than 1,50,000 sqm then, it comes under schedule 8 (b). As plot area of their project is 108.58 acres (44.34 ha) which is less than 50 ha and no construction on any plot or group housing will be done by them; thus, project does not fall under the purview of Environmental Clearance.
- (iv) Further, they assure that consent to Establish will be obtained from Punjab Pollution Control Board for the said development work. And if, the group housing site within the project will be

having built-up area more than 20,000 sqm. then separate Environmental Clearance will be obtained for the said group housing site by the individual plot owner.

- (v) As such, it is requested to kindly allow the withdrawal of their application submitted for the Environmental Clearance.

6.0 Deliberations during 179th meeting of SEIAA held on 12.04.2021

The case was considered by SEIAA in its 179th meeting held on 12.04.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

During the meeting, SEIAA was apprised that Member Secretary, PPCB vide letter no. 1777 dated 05.04.2021 in reference to the email dated 19.10.2020 informed that the proposed site of the project is situated in the residential area as per the notified Master Plan of New Chandigarh. Further, there is no MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no Air Polluting Industry within 100 m radius from the boundary of the proposed site of the project. Therefore, the site of the project is conforming to siting guidelines laid down by the Govt. of Punjab, Department of Science, Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.

As per the record of this office, the Project Proponent has applied for consent to establish (NOC) of the Board through OCMMS in the month of January, 2019. The industry has submitted proposal to abstract ground water @2200 KLD and 1887 KLD effluent will be treated. The project proponent has submitted proposal to install STP of capacity 2 MLD based on SBR technology. The treated effluent @ 1698.3 KLD will be utilized onto land for horticulture and plantation area (35.565 acre horticulture land and 6.5 acre onto land for plantation as per Karnal technology). The remaining treated effluent will be discharge into GMADA sewer. The project proponent has submitted a proposal to dump the solid waste at authorized dumping site for which GMADA has issued permission to the project proponent vide no. SE(C1)/GMADA/2019/84 dated 11.01.2019.

Environmental Consultant of the promoter company informed that the planning of the project has been changed and they are in the process of getting the approval for the revised layout plan of the project. To a query by SEIAA regarding commencing construction of internal roads and laying of sewers in violation of the EIA 2006 as reported by PPCB vide letter No 4185 dated 23.10.2020, Environmental Consultant stated that the planning has been changed by the promoter company and construction work has been stopped. Environmental Consultant reiterated the submissions made vide their aforementioned letter dated 22.03.2021 that the Project Proponent would not be undertaking any construction itself and hence no violation has been made by the project proponent at this stage.

To another query of SEIAA, the project proponent and Environmental Consultant both stated that if their present application for withdrawal is accepted, they will apply afresh for Environmental Clearance for their project after getting the revised layout plan of the Township & Area Development project.

SEIAA was not satisfied with the reply of project proponent due to the following reasons:

- i) The application for withdrawal appears to have been submitted by the Project proponent only to escape the anticipated action against them regarding the violations made by them by commencing work on the project prior to obtaining EC in contravention of the EIA Notification, 2006. This is evidenced by the fact that they have submitted detailed maps, plans and extensive other documentation for the Project which all consistently state that the built-up area of the project will be 2,08,819.52 sqm. They have also consistently been following up their case since 2019. Even as late as the SEAC meeting held on 01.03.2021 attended by the Project Proponent and their Environmental Consultant, no mention has been made of any change in plans or withdrawal of their application. The request for withdrawal has suddenly been made only after SEIAA took cognizance of the violations made by the Project Proponent and prima facie appears to have been done only to escape action against them for the said violations.
- ii) The Project Proponent's main contention is that since the construction of the built-up area is no longer proposed to be undertaken by them, the EIA Notification 2006 will not be applicable to their Project. This argument is not tenable since the EIA Notification 2006 is applicable to all projects having total area above 50 hectares and /or built-up area above 1,50,000 sqm regardless of whether the Project Proponent or any other agency / person undertakes the actual construction. The application for obtaining EC has been made by the Project Proponent in which an exact figure of 2,08,819.52 sqm built-up area has been computed. Since this built-up area is in excess of the threshold figure of 1,50,000 sqm, the Project is covered under the EIA Notification 2006, irrespective of whether the construction is done by the Project Proponent or by any other agency.
- iii) The violations reported by the PPCB vide their letter dated 23.10.2020 obviously ante-date the said letter of the PPCB. Hence the violations occurred well before the Project Proponent requested withdrawal of their application vide letter dated 22.03.2021 and thus, attract the relevant provisions of EIA Notification 2006.

After detailed deliberations, SEIAA decided to issue notice to the Project Proponent to show cause why action should not be initiated against them in respect of the aforementioned violations under Section 5 of the Environmental Protection Act, 1986. SEIAA further decided that a copy of the notice be also sent to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter. Project Proponent also be directed not to undertake any further construction till a final decision in the matter is taken by SEIAA.

In compliance with the aforesaid decision, the following action have been taken:

- i) Show cause notice has been issued vide letter no 4069 dated 04.05.2021 to the project proponent. A copy of the notice has been endorsed vide no 4070 dated 04.05.2021 to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter
- ii) Project Proponent has been directed vide letter no 4071 dated 04.05.2021 not to undertake any further construction.

The project proponent vide letter no 2161 dated 17.05.2021 sought additional time to reply the show cause notice issued by SEIAA vide letter no 2176 dated 11.06.2021 due to reason that management and most of the employees were suffering from COVID-19 pandemic; thus; they will not be able to submit the reply of show cause in the given timeline. Therefore, it was requested to give additional time frame of 15 days,

The project proponent has now submitted the reply to show cause notice vide letter no 2176 dated 11.06.2021 in reference to SEIAA letter no 4069 dated 04.05.2021. A copy of reply was annexed as Annexure-B of the agenda.

7.0 Deliberations during 183rd meeting of SEIAA held on 15.06.2021

The case was considered by SEIAA in its 183rd meeting held on 15.06.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

Environmental Consultant of the promoter company submitted that they agreed to pay for the Environmental degradation as well as to undertake the CSR activity in the area around the Project site in lieu of the minor violation done by the Project Proponent. Further, violation window for the Environmental Clearance given by MoEF&CC has already been closed on 13.04.2018. As such, it is requested to take a lenient view on their case and consider the case for out of court settlement by imposing Environmental Compensation as applicable and grant them the Environmental Clearance on the basis of MoEF&CC Notification dated 08.03.2018.

SEIAA was also apprised that the matter regarding procedure to be adopted for violation cases identified after the final cut off window of 13.04.2018, was also considered in the 12th Joint Meeting of SEIAA/SEAC held on 09.06.2021 and it was noticed that no reply has been received from the MoEF&CC in reference to the letter no. 3772 dated 09.04.2021 to provide clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018 so that SEIAA Punjab may adopt similar procedures for dealing with such cases. A reminder has also been sent vide email dated 19.05.2021 to the Ministry but a reply is still awaited.

As such, it was decided by the Joint Committee that another reminder may be issued to the Ministry. In case, clarification is still not received, matter may be re-examined and decision taken whether the procedure prescribed in MOEF&CC Notification dated 14.03.2017 for dealing with the violation cases (which is continuing to be adopted by the MoEF&CC for post 14.03.2018 violations) may also be adopted by SEIAA/SEAC, Punjab for such fresh violations which come to notice after 14.03.2018.

After detailed deliberations, SEIAA decided to defer the case for a period of 01 month during which efforts should continue to be made to get the required clarification from MOEF&CC.

In compliance with the aforesaid decision, Joint Secretary, MoEF&CC, New Delhi has been requested vide letter no 4435 dated 25.06.2021 & email dated 26.06.2021 to provide the clarity on procedure to be adopted in violation cases which have come to light after 13.04.2018.

8.0 Deliberations during 203rd meeting of SEAC held on 05.07.2021

SEAC observed that no action was pending on behalf of SEAC, however, the case was reflected in the pendency list of SEAC on the Parivesh Portal due to technical reasons.

After deliberations, SEAC decided to forward the case to SEIAA online for taking further necessary action.

Further, Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon'ble National Green Tribunal in OA No. 34/2020.

9.0 Deliberations during 186th meeting of SEIAA held on 29.07.2021

The case was considered by SEIAA in its 186th meeting held on 29.07.2021, which was attended by the following through Video Conference:

- (i) Sh. Devipal Sharma, Representative and Project proponent.
- (ii) Dr. Sandeep Garg, Ms. Priyanka Madan and Ms. Simran and, Environment Consultant of the project proponent.

Environmental Consultant of the promoter company informed SEIAA that the Madurai Bench of Madras High Court vide its order of 15.07.2021 has ordered an interim stay on the operation of OM dated 07.07.2021 issued by the MoEF&CC. On being asked by SEIAA to provide a copy of the detailed order passed by the Hon'ble High Court, Environmental Consultant sought time to submit the same.

After detailed deliberation, SEIAA decided to defer the case and seek clarification from the Regional office of MoEF&CC, Chandigarh, regarding the operation of office memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court.

In compliance with the aforesaid decision, Regional office of MoEF&CC, Chandigarh has been requested vide letter no. 4615 dated 10.08.2021. An email has been received from the Regional office MoEF&CC, Chandigarh addressed to Director (IA- Policy), MoEF&CC, New Delhi on 31.08.2021 wherein it was requested to provide the necessary guidance to proceed further. However, no reply has been received from the MoEF&CC, New Delhi.

10.0 Deliberations during 191st meeting of SEIAA held on 11.10.2021

The case was considered by SEIAA in its 191st meeting held on 11.10.2021 which was attended by Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, Environmental Consultant of the promoter company submitted that in a very recent similar "violation" case, MoEF&CC, New Delhi has granted Environmental Clearance on 21.05.2021 for expansion of the group housing project namely "Green Lotus Saksham" with built-up area of 1,24,724.142 sqm located at village Nabha and Chatt Zirakpur, Distt. SAS Nagar developed by M/s Maya Builders after issuing a show cause notice u/s 5 of the Environment (Protection) Act, 1986. Copies of EC letter, Minutes of EAC held on 8th January, 2021 and Show Cause notice issued in the matter were submitted by the

Environmental Consultant, which were taken on record by SEIAA. Environmental Consultant requested to grant the EC being a very minor violation as project proponent has only laid sewer and internal roads in a small pocket of the Project and no major civil construction has been commenced.

To a query by SEIAA, Environmental Consultant informed that he is not fully aware whether the construction has actually been fully stopped at project site after the site visited by the officer of the PPCB on 25.09.2020.

After detailed deliberations, SEIAA decided to defer the case and examine in detail the similar project of "Green Lotus Saksham" in which post-violation EC has been granted by MoEF&CC only recently. SEIAA also decided to visit the project site on 18.10.2021 (Monday) at 11:00 AM to verify the construction status of the project.

In compliance with the aforesaid decision, project proponent and Environmental Consultant was asked vide letter no. 4818-19 dated 12.10.2021 to present at the project site on aforesaid date and time to accompany SEIAA during their field visit to verify the construction status of the project. The project site was visited on 18.10.2021 by SEIAA and similar project of "Green Lotus Saksham" in which post-violation EC granted by MoEF&CC has also been examined in detail. The project proponent submitted an affidavit to the effect that the construction activities has been stopped and no such a violation will ever be repeated. A copy of the affidavit is enclosed as Annexure-A1 of the Agenda.

11.0 Deliberations during 192nd meeting of SEIAA held on 01.11.2021.

The case was considered by SEIAA in its 192nd meeting held on 01.11.2021, which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, representative of the promoter company vide letter dated 01.11.2021 submitted notarized affidavit as directed during the visit to SEIAA, Punjab. The contents of the said affidavit are reproduced as under:

"I, Ajay Sehgal (Director) on behalf of M/s The Indian Co-operative House Building Society Ltd. having its office at Chandigarh Mullanpur Barrier, New Chandigarh, Punjab for our project namely "Suntec City" (108.58 acres) located at Village Palheri (H.B. No. 173), Tehsil Kharar and Village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar, New Chandigarh, Punjab do hereby solemnly affirm and declare the following:

- a. That project is a plotted township having plot area of 108.58 acres (43.94 ha) which is less than 50 ha. Only development work is to be undertaken in the project. As initially we presumed that our project does not fall under the purview of EIA Notification & its amendments and Environmental Clearance was not required. Accordingly, we have started development of our

project by making green parks, internal roads and laying of sewer line in the small pocket of project i.e., 4-5% of the total planning area.

- b. That later on, we came to know that if permissible built-up area exceeds the limit of 1,50,000 sqm. based on permissible FAR, then, prior Environmental Clearance is required before start of any development activities.
- c. That accordingly immediately we have filed application to SEIAA, Punjab vide proposal no. SIA/PB/NCP/42854/2019 dated 14.09.2019 in Schedule 8(b) based on permissible built-up area of 2,08,819.52 sqm.
- d. That consequently construction activity was immediately stopped at site since the date of submission of the application of EC.
- e. That as we have done development work in 4-5% of total planning area that too without any intention to violate any law pertaining to Environmental Clearance. Thus, our small inadvertent violation may kindly be condoned off.
- f. That we wish to inform you that MoEF&CC in so many other cases have condoned similar/minor violation and taken favorable decision in granting Environmental Clearance in interest of state/project proponent.
- g. That no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining Environmental Clearance.

Thus, it is our humble plea to condone our unintentional act of violation so that Environmental Clearance may kindly be issued to the said project.”

The said affidavit was taken on record by SEIAA.

Further, SEIAA was apprised regarding the visit report dated 18.10.2021 (Annexure-1 of the proceeding). The said visit report was also taken on record. Perusal of visit report reveals as under:

- i) Project proponent has constructed roads in one pocket of the project in an area of about 4 to 5 acres. In the said pocket, sewer has been laid and Electric Poles have been erected alongside the roads. Two parks have also been developed in this pocket.
- ii) Fencing has been partially erected on the front side of the project site and an entrance gate has been constructed.
- iii) Structures of three buildings (G+2) with approximate combined built-up area of 950 sqm and 2-Labour huts-cum storage rooms with built-up area of about 15 sqm have been partially constructed which were all unfinished and no occupancy was found in the same.
- iv) No construction had been undertaken in the remaining about 104 acres area of the project site which is mainly agricultural fields and some non-cultivable banjar land.

v) No fresh construction was observed at site.

SEIAA also noted that in a similar project of “Green Lotus Saksham”, MoEF&CC in its 63rd meeting of EAC (Infra-2) held on 19.03.2021 has granted post-violation EC. Moreover, no procedure has been defined by Ministry to deal with the post window violation cases after the stay orders of the Hon’ble Madurai Bench of the High Court of Tamil Nadu on the OM dated 07.07.2021. SEIAA also noted that the Project Proponent had stopped construction works under the Project and no new construction beyond that initially undertaken in a small pocket of 5 acres had been done by him.

After perusal of the site visit report and taking into consideration the affidavit submitted by the project Proponent and the case of Green Lotus Saksham in which EC has been granted by MoEF&CC in a “violations case” as precedence, SEIAA decided to accept the recommendation of SEAC and permit SEAC to process the case of Suntec City for grant of EC as no directions have been received from the MoEF&CC regarding dealing with such cases despite reminders and because important Projects cannot be delayed indefinitely.

12.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During meeting, the representative of the Project Proponent informed that there are certain changes in the proposal and the same have been incorporated in the Form-1, 1A, and approved layout plan. The hard copy of revised Form-1,1A and layout plan of the project approved by Chief Town Planner, Punjab vide no. 4660 dated 21.10.2020 were taken on record during the meeting.

The project proponent further informed that as per revised forms, the built-up area of the project has been revised from 208819.52 sqm to 466702.58 sqm along with other details pertaining to no. of plots, population, water requirement, wastewater generation etc.

SEAC observed that there are significant changes in the revised proposal and asked the project proponent to upload the same including Form-1, 1A, and Layout Plan on the Parivesh Portal.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

13.0 Deliberations during 212th meeting of SEAC held on 10.01.2022.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

The Project Proponent has submitted the reply of the ADS raised through Parivesh Portal, wherein, the Project Proponent has uploaded all the relevant documents pertaining to the project in Form-1, 1A &

approved layout plan, water balance for the three seasons & Solid Waste Management with details as under:

Sr. no.	Description	Details			
1.	Layout plan details	A copy of Layout plan approved by Chief Town Planner vide no. 4660 dated 21.10.2020. The details of the project as per the said layout plan is as under:			
		Sr. no.	Description	Number	Population
		1	Plots	442	6630
		2	Independent Floors (S+4)	12	240
		3	Independent Floors (S+3)	90	1350
		4	Shopping	4.193 acres	419
		5	Education site	7.87 acres	787
		6	EWS	5.751 acres	2300
Besides above, one group housing project of Total area= 7.975 acres. Population for the said group housing project = 2393 persons (7.975x300) Total Population with the project = 14119 a) CLU granted for area =108.58 acres b) Area under revenue rasta= 2.842 acres c) Total area= (a+b)=111.422 acres d) EWS area= 5.571 acres e) Area under master plan roads= 13.212 acres f) Reserved area= 3.116 acres g) Site area= 92.252 acres					
2.	CLU and other Details	Permission for CLU has been granted for area of 108.58 acres falling in village Palheri, Tehsil Majrai, District SAS Nagar vide memo no. 2629CTP(PB).SP-432M dated 03.06.2016.			
3.	Processing Fee details (Amount/NEFT no./ dated)	Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019. Additional amount Rs. 64,472/- UTR no. N334211731155303 through NEFT dated 30.11.2021.			
4.	Built up area details	Residential plots, Independent floors, Group Housing and EWS @ 394265.966 sqm. Commercial= 16968.469 sqm. Public Amenities= 55468.14 sqm. Total Built up area= 466702.58 sqm.			
5.	Water Demand and wastewater generation details				
	S.no.	Description	Particulars	Unit	
	1.	Total Water Requirement	1,813	KLD	

2.	Freshwater requirement	1,200	KLD
3.	Flushing water demand	613	KLD
4.	Wastewater Generation	1,450	KLD
5.	Proposed STP Capacity	2 MLD (to be installed in 2 modules of 1000 KLD each based on SBR Technology)	MLD
6.	Treated Water Available for Reuse	1,421	KLD
7.	Green area water requirement	<ul style="list-style-type: none"> • Summer @ 5.5 l/sqm/day= 127 KLD • Winter @ 1.8 l/sqm/day= 42 KLD • Rainy @ 0.5 l/sqm/day= 12 KLD 	
8.	Water balance details	<p>In summer season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 127 KLD shall be used for horticulture purposes and remaining 681 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p> <p>In winter season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 42 KLD shall be used for horticulture purposes and remaining 766 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p> <p>In rainy season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 12 KLD shall be used for horticulture purposes and remaining 796 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p>	

9.	Rain Water Harvesting Potential	3,741 CUM of rainwater shall be collected and utilized for recharging of ground water.
10.	Municipal Solid Waste Generation	5,472 kg/day will be generated from the residential, commercial and public amenities The biodegradable component of the solid waste shall be converted into manure using composters of size 2x 1000 kgs and 500 kg. The non-biodegradable component shall be handed over to the authorized rag pickers and domestic hazardous waste shall be disposed of as per the SWM rules 2016.
11.	Plantation details	4670 trees are proposed to be planted against the requirement of 4666 trees (1 tree per 80 sqm of plot area= 373330/80)

SEAC was satisfied with the above said ADS reply & by the presentation of the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant Terms of References (ToR) for the establishment of new residential colony project namely "Suntec City ", located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 466702.58 sqm, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions.

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 analyzed 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.

2.0 Deliberations during 199th meeting of SEIAA held on 25.01.2022.

The case was considered by SEIAA in its 199th meeting held on 25.01.2022 which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by project proponent was taken on record.

During discussions, representative of the promoter company agreed to take action with respect to specific TORs proposed by SEAC except TOR No. 24 (prescribing the preparation of a remediation plan and natural & community resource augmentation plan in respect of the violations). However, Project Proponent / their Environmental Consultant failed to submit any reasonable explanation why the TOR No. 24 as proposed by SEAC should not be imposed. As such, SEIAA decided to accept the recommendation made by SEAC.

To a query by SEIAA, Environmental Consultant informed that a separate chapter to define the role and responsibilities of different stakeholders for implementation of the Environmental Management Plan as well as to comply with the conditions of Environmental Clearance to be granted shall be prepared. SEIAA was satisfied with the reply and decided to impose an additional TOR in this regard.

SEIAA observed that as per New Chandigarh Master plan 2008-2031, land use pattern of the project falls in residential area. A copy of the Layout plan approved vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016 has also been submitted. As such, the project is permissible for operation as per extant regulations.

The SEIAA further observed that this is a category 8(b) project i.e., Township and Area Development project as per the Schedule appended to the EIA Notification 14.09.2006 and being a violation case, SEAC has recommended the grant of TORs for carrying out detailed EIA & EMP for such type of projects along with Additional specific TORs in line with OM dated 14.03.2017 of the MoEF&CC as amended on 08.03.2018.

The SEIAA looked into the details of the case and was satisfied with the same. SEIAA further observed that Hon'ble Supreme Court vide its order dated 09.12.2021 passed in Civil Appeal Nos. 7576-7577 of

2021[Arising out of SLP (C.) Nos. 11226-11227 of 2020] titled Electrosteel Steels Limited (Petitioner (s)) Versus Union of India and Ors. etc. (Respondent (s)) ordered that the stay granted by the Hon'ble Madurai Bench of the High Court of Tamil Nadu in respect of OM dated 07.07.2021 is not applicable outside the jurisdiction of the said High Court.

SEIAA therefore concluded that the case is required to be dealt with as per the MoEF Notification dated 07.07.2021. As per the said Notification, action has to be taken against the violator by Punjab Pollution Control Board under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986.

After detailed deliberations, SEIAA decided as under:

- a) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
- b) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - (i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - (ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- c) Terms of reference be issued to the project proponent as recommended by SEAC for carrying out detailed EIA & EMP with additional TORs as under:
 - (i) Project proponent shall submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.
 - (ii) Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Deliberations during 229th meeting held on 19.09.2022:

The project proponent has submitted an application for Environmental Clearance for Residential Project namely "Suntec City" located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab by M/s The Indian Co-op House Building Society Ltd. The permissible built-up area of the project will be 4,66,702.58 sq.m. The Project is covered under Activity 8(b) & Category 'B2' as per EIA notification-2006.

The project proponent submitted EIA Report, Form-2 and other additional documents on online portal. The Project Proponent has submitted Rs. 4,66,702.58/- vide UTR No. N334211731155303 dated 30.11.2021 as verified & checked by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 5306 dated 02.09.2022 has sent the latest construction status report with details as under:

"It is further intimated that the proposed site of the subject cited project was visited by office of the Board on 31/8/2022 and the point wise reply of the comments sought by SEIAA from this office relating to the proposal of the subject cited project is given as under:

Sr. No.	Reports of point sought by SEIAA	Remarks
1.	<i>Construction status of the proposal.</i>	<ol style="list-style-type: none"> 1. <i>The proposed site is located at Village Raihmanpur, tehsil Majri, Distt. S.A.S Nagar.</i> 2. <i>The GPS coordintates of the site are 30.47'22.28' N,7641'15.37' E.</i> 3. <i>The project proponent has earmarked the boundary of the project with flags. The project proponent has completed construction/ structure work of main gate.</i> 4. <i>The project proponent has completed structure work of approx.. 15 no. independent floor adjoining main gate and independent floor adjoining main gate and 02 no. Kothi structure work was also completed. The project proponent has also completed structure work 03 no. show room site adjoining the main gate. During visit, no construction work activity was going on at the site.</i>
2.	<i>Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.</i>	<ol style="list-style-type: none"> 1. <i>The following units are located within 500 m radius of the unit:</i> 2. <i>No rice sheller/ stone crusher/ hot mix plant/ cement grinding unit/ brick kiln exist within 500 mtr from the proposed site.</i> 3. <i>There is no jaggery, petroleum outlet exists within 100 mtr of the site.</i> 4. <i>There is a Siswan drain passing near the site , which is more than 250 mtr away from the site.</i> 5. <i>There is no common bio- medical treatment facility within 500 mtr.</i> 6. <i>There is no eco sensitive area within 500 mtr.</i> 7. <i>There is no MAH industry existing within 300 mtr.</i>

3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.
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It is further intimated that the capacity of the existing terminal STP of Kharar is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project "Suntec City" by M/s The Indian Co-op House Building Society Ltd.
1.2	Proposal:	SEIAA/MS/2022/5058
1.3	Location of Project:	Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab
1.4	Details of Land area & Built up area:	Plot Area under CLU = 108.58 acres Net Planned Area = 111 acres Permissible Built up area: 4,66,702.58 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S. No. 8(b) – "Township & Area Development Projects" as per EIA Notification dated 14 th September, 2006 and its subsequent amendments as permissible built-up area of the project will be 4,66,702.58 sq.m.
1.6	Cost of the project	Rs. 370 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project is an area development project and falls in residential zone as per Master plan of New Chandigarh. Copy of the Master plan of New Chandigarh showing the project location is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	CLU has been obtained for 108.58 acres of land vide Memo no. 2629 CTP(PB)/SP-432 dated 03.06.2016. Copy of CLU submitted.
3	Forest, Wildlife and Green Area	

3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	No. The project does not involve any forest land. NOC has been obtained from DFO vide letter no. 8995 dated 24.01.2017.																																	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. NOC has been obtained from DFO vide letter no. 8995 dated 24.01.2017.																																	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 10.1 km and 11.2 km respectively from the project location. As both the sanctuaries falls outside 10 km of project location. Thus, NBWL clearance is not required.																																	
3.4	Distance of the project from the Critically Polluted Area.	The 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 and City Bird Sanctuary.																																	
3.6	Green area requirement and proposed No. of trees:	Total green area: 23,119.69 sq.m. No. of trees required = 4,666 trees Proposed trees to be planted: 4,670 nos.																																	
4.	Configuration & Population																																		
4.1	<table border="1"> <thead> <tr> <th>S.No.</th> <th>Particulars</th> <th>Area (acres)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Area under CLU (A)</td> <td>108.58</td> </tr> <tr> <td>2.</td> <td>Area under Revenue Rasta (B)</td> <td>2.842</td> </tr> <tr> <td>3.</td> <td>Total area (A+B)</td> <td>111.422</td> </tr> <tr> <td>4.</td> <td>Permissible EWS area (@ 5% of total area)</td> <td>5.571</td> </tr> <tr> <td>5.</td> <td>Area under Master Plan Roads (C)</td> <td>13.212</td> </tr> <tr> <td>6.</td> <td>Reserved Area (D)</td> <td>3.116</td> </tr> <tr> <td>7.</td> <td>Site Area [A-(C+D)] = E</td> <td>92.252</td> </tr> <tr> <td>8.</td> <td>Area under Group Housing (F)</td> <td>7.975</td> </tr> <tr> <td>9.</td> <td>Net Planned area (E-F)</td> <td>84.277</td> </tr> <tr> <td>10.</td> <td>Area under Green (@ 6.778%)</td> <td>5.713</td> </tr> </tbody> </table>	S.No.	Particulars	Area (acres)	1.	Area under CLU (A)	108.58	2.	Area under Revenue Rasta (B)	2.842	3.	Total area (A+B)	111.422	4.	Permissible EWS area (@ 5% of total area)	5.571	5.	Area under Master Plan Roads (C)	13.212	6.	Reserved Area (D)	3.116	7.	Site Area [A-(C+D)] = E	92.252	8.	Area under Group Housing (F)	7.975	9.	Net Planned area (E-F)	84.277	10.	Area under Green (@ 6.778%)	5.713	
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	*The above details are as per the layout plan approved from Chief Town Planner, Punjab vide no. 4660 CTP (PB) 188-454 dated 21.10.2020.				
4.2	Built up area bifurcation:				
	S.No.	Type	Area (in acres)	FAR	Built up area (in m²)
	1	Residential plots (442)	26.657	2.1	2,26,541.809
	2	Residential Independent floors (102)	5.043	2.6	53,061.57
	3	Group housing (1)	7.975	1.75	56,478.94
	4	EWS pocket (1)	5.751	2.5	58,183.677
	Built-up area of Residential Plots, Independent floors, Group housing & EWS (A)				3,94,265.966
	Commercial area details				
	S.No.	Plot no.	Area (in acres)		Built up area (in m²)
	1	Commercial Plot	4.193		16,968.469
	Built-up area of Commercial (B)				16,968.469
	Public Amenities details				
	S.No.	Type	Area (in acres)		Built up area (in m²)
	1	Nursery School/Crèche	0.649		2626.40
	2	Pre-Primary School	0.27		1311.18
	3	High School	4.362		26478.58
	4	Primary School	1.298		5252.81
	5	Primary School	1.289		5216.39
	6	Dispensary	0.382		2318.83
	7	Community Center	1.516		6135.03
	8	Religious Site	0.289		1169.54
	9	Police Post	0.183		1110.85
	10	Suvidha Kender (CFC)	0.197		797.23
	11	Area under Sub Station & STP (0.622 acre) + Water Works Site (0.132 acre)			3051.3
	Built-up area of Public Amenities (C)				55,468.14
	Overall Permissible Built-up area (A+B+C)				4,66,702.58
	*The above details are as per the Final EIA report submitted.				
4.3	Proposal & Configuration		442 Residential plots, 102 Independent floors, Commercial, Group Housing site, EWS site, public amenities such as crèche, Primary School, high School, Dispensary, Community Centre, etc.		
4.4	Population details:				
	S.No.	Description	No of Plots/Area	PPU/acre	Population
	1.	Residential			

	<ul style="list-style-type: none"> Residential plots 	442 Plots	15 persons per plot	6630
	<ul style="list-style-type: none"> Independent Floors (S+4) Independent Floors (S+3) 	12 Plots 90 Plots	20 persons per plot 15 persons per plot	240 1350
	<ul style="list-style-type: none"> EWS 	5.751 acres	400 persons per acre	2300
	<ul style="list-style-type: none"> Group Housing 	7.975 acres	300 persons per acre	2393
2.	Commercial	4.193 acres	100 persons per acre	419
3.	Amenities: <ul style="list-style-type: none"> Educational Site Other Public buildings 	7.87 acres 3.321 acres	100 persons per acre 100 persons per acre	787 332
Total Estimated Population				14,451
5	Water			
5.1	Water Demand Calculations			
	S.No.	Description	Total Occupancy	Per capita water requirement (lpcd)
	1.	Residential		
		<ul style="list-style-type: none"> Residential plots 	6630	135
		<ul style="list-style-type: none"> Independent Floors (S+4) Independent Floors (S+3) 	240 1350	135 135
		<ul style="list-style-type: none"> EWS 	2300	135
		<ul style="list-style-type: none"> Group Housing 	2393	135
	2.	Commercial	419	45
	3.	Amenities: <ul style="list-style-type: none"> Educational Site Other Public buildings 	787 332	45 45
	Water Demand			1,813 KLD
5.2	Total fresh water requirement:		1,813 KLD	
5.3	Source:		Borewell	
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		No, application has been filed to PWRDA for obtaining NOC for abstraction of ground water for quantity of 1,813 KLD through 3 proposed bore wells.	
5.5	Total wastewater generation:		1,450 KLD	

5.6	Treatment methodology: (STP capacity, technology & components)	1,450 KLD of sewage will be generated from the project which will be treated in proposed STP of 2 MLD to be installed in modules (2*1000 KLD based on SBR technology).					
5.7	Treated wastewater for flushing purpose:	613 KLD					
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 127 KLD Winter: 42 KLD Monsoon: 12 KLD					
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer that has already been laid on PR 7 Master Plan Road. A copy of permission for discharging treated wastewater into public sewer has been obtained from GMADA vide Memo no.SE(C-1) GMADA/2019/85 dated 11.01.2019 submitted.					
5.10	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA sewer
	1.	1,813 KLD	1,450 KLD	1,421 KLD	613 KLD	Summer: 127 KLD Winter: 42 KLD Monsoon: 12 KLD	Summer: 681 KLD Winter: 766 KLD Monsoon: 862 KLD
	As per GMADA letter, till the trunk sewer is laid down, the promoter company shall be responsible for disposal of treated wastewater into sewer. The Promoter company needs to explain the alternate mode of disposal in case aforementioned situation.						
5.11	Rain water harvesting proposal:	13 no. of rain water recharging pits with dual bore have been proposed for artificial rain water recharge within the project premises. Layout showing 13 rain water recharging pits is enclosed along with application.					
6	Air						
6.1	Details of Air Polluting machinery:	1 DG set of 25 KVA capacity for essential services such as STP, borewell, etc.					
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	5,472 kg/day																
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be composted in 2 Mechanical Composters of 2*1000 & 1*500 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.																
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																
8	Energy Saving & EMP																	
8.1	Power Consumption:	Total power demand for the project will be 9,834 KW (10,926 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. Construction Phase:																	
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Title</th> <th>Capital Cost (Rs. Lakhs)</th> <th>Recurring Cost (Rs. Lakhs/Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)</td> <td>13 (Out of which, Rs. 9.7 Lakhs has already been spent)</td> <td>1</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control <ul style="list-style-type: none"> Septic tank (construction phase) Sewage Treatment Plant (STP of 2000 KLD, SBR) </td> <td>150 (Out of which, Rs. 2.65 Lakhs has already been spent)</td> <td>4</td> </tr> <tr> <td>3.</td> <td>Noise Pollution Control</td> <td>5</td> <td>0.5</td> </tr> </tbody> </table>	Sr. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	1.	Air Pollution Control (tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	13 (Out of which, Rs. 9.7 Lakhs has already been spent)	1	2.	Water Pollution Control <ul style="list-style-type: none"> Septic tank (construction phase) Sewage Treatment Plant (STP of 2000 KLD, SBR) 	150 (Out of which, Rs. 2.65 Lakhs has already been spent)	4	3.	Noise Pollution Control	5	0.5	
Sr. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)															
1.	Air Pollution Control (tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	13 (Out of which, Rs. 9.7 Lakhs has already been spent)	1															
2.	Water Pollution Control <ul style="list-style-type: none"> Septic tank (construction phase) Sewage Treatment Plant (STP of 2000 KLD, SBR) 	150 (Out of which, Rs. 2.65 Lakhs has already been spent)	4															
3.	Noise Pollution Control	5	0.5															

4.	Landscaping	50 (Out of which, Rs. 22 Lakhs has already been spent)	5
5.	Solid Waste Management (Mechanical composters of 2 × 1000 kg & 1 × 500 kg & other solid waste disposal)	50	3
6.	Rain water recharging pits (13 pits with dual bore)	50	2
7.	Energy Conservation	20	2
8.	Environmental monitoring	5	5
9.	Miscellaneous	10	2
Total		Rs. 353 Lakhs	Rs. 24.5 Lakhs/ annum

Operation Phase:

S.No.	Title	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	1
2.	Water Pollution Control <ul style="list-style-type: none"> Maintenance & working of Sewage Treatment Plant (STP of 2000 KLD, SBR) 	10
3.	Noise Pollution Control	1
4.	Landscaping	7
5.	Solid Waste Management	6
6.	Rain water recharging pits (Maintenance of pits)	4
7.	Energy Conservation	5
8.	Environmental monitoring	5
9.	Miscellaneous	5
Total		Rs. 44 Lakhs /annum

8.4	CER Activities:	
	S. No.	Description
		Amount (in Rs. Crores)
	1.	Construction/maintenance of toilets (girls & boys) as well as maintenance of classrooms in Government School, Villages Palheri
		0.22

	2.	Provide Ambulance to Primary Health & Wellness Centre at Village Palheri	0.5
	3.	Pond rejuvenation at Village Palheri	1.5
	Total		Rs. 2.22 Crores
8.5	<p>a) Whether damage assessment plan, remediation plan and natural & community resource augmentation implementation plan submitted or not?</p> <p>b) CER Details along with proposed cost under remediation and natural & community resource augmentation implementation plan</p>	<p>a) Yes submitted.</p> <p>b) The total cost of the Rs. 370 Crores and 1% of the project cost (Rs. 3.7 Crore) shall be spent under CER. Further, Rs. 1.6 Crore shall be spent on remediation plan for violation. Besides this, under natural and community resource augmentation implementation plan, Rs. 1.5 Crore shall be spent on rejuvenation of pond. Details submitted.</p>	
8.6	Latest status of the complaint filed by Punjab Pollution Control Board against the promoter company for the violations of the provisions of EIA notification dated 14.09.2006.	Documents pertaining to complaint filed in the court submitted.	

On perusal of the EDS reply dated 14.09.2022 and the presentation made by the Project Proponent, the SEAC observed that the Project Proponent was given personal hearing before Chairman, PPCB on 01.07.2019 due to the reason that the Project Proponent had started construction without obtaining Environment Clearance. After hearing, it was decided that the promoter company shall furnish a bank guarantee amounting to Rs. 10 Lakhs to Environmental Engineer, Regional Officer, SAS Nagar as assurance to not to carry out any development work at site without getting Environmental Clearance as well as assurance to comply with various environmental laws/rules. Further, it was decided that the NOC applied by the promoter company be granted (after the submission of the said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting Environmental Clearance.

In compliance to the decisions taken by SEIAA during its 179th Meeting held on 12.04.2021, show cause notice was issued to the Project Proponent vide letter No. 4069 dated 04.05.2021. Further, Project Proponent was directed vide letter No. 4071 dated 04.05.2021 not to undertake any further construction. Further, during 192nd meeting of SEIAA held on 01.11.2021, representative of the promoter company submitted notarized affidavit vide letter dated 01.11.2021, as directed by SEIAA during their visit to the project on 18.10.2021, wherein, along with others it was mentioned that no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining environmental clearance.

SEIAA in their visit report dated 18.10.2021 indicated that the Project Proponent has constructed roads in one pocket of the project in an area of about 4-5 acres. In the said pocket, sewer has been laid and electric poles have been erected alongside the roads. 2 parks have been developed and fencing has been partially erected on the front site of the project. Further entrance gate has been constructed and structures of 3 buildings (G+2) with approximate combined built-up area of 950 sqm and 2 labor huts-cum-storage rooms with built up area of about 15 sqm have been partially constructed and no occupancy was found in the same.

The SEAC perused the status report of the PPCB submitted vide letter No. 5306 dated 02.09.2022, wherein, it was mentioned that the Project Proponent has completed construction/structure work of main gate and has also completed structure work of approximately 15 No. independent floors adjoining main gate and 2 No. Kothi structure work was also completed. Further, structure work of 3 No. showrooms adjoining main gate has also been completed.

The SEAC perused the EDS reply dated 14.09.2022 submitted by the Project Proponent and observed that in the Damage Assessment Plan, the Project Proponent has mentioned that the structural work of 15 independent floors, 2 no. of Kothi's and 3 no. showrooms have been partially constructed with approximate built-up area of 3133.37 sqm.

In view of the position explained above, the Committee observed that the Project Proponent has carried out the construction in-spite of the directions issued by PPCB & SEIAA not to carry out any development work at site without getting the Environmental Clearance. Further, the Project Proponent has also violated the commitment made in their affidavit dated 01.11.2021. The Committee asked the Project Proponent to explain the same. The Project Proponent agreed that he has carried out construction after the site visit made by SEIAA on 18.10.2021.

The SEAC observed that the figures with respect to the total water demand, waste water generation, green area requirements, water balance diagrams for summer, winter & rainy seasons mentioned in the agenda does not match with the presentation made by the Project Proponent. **The Committee asked the Project Proponent to revise the water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.** The Project Proponent agreed to provide the same.

SEAC further observed that the Project Proponent has proposed to discharged excess quantity of its treated waste water into GMADA sewer. The Project Proponent has submitted permission dated 11.01.2019 issued by GMADA wherein, it has been mentioned that GMADA shall allow the promoter company to connect its outfall sewer into the proposed trunk sewer to be laid by GMADA, however, till the time the said trunk sewer is laid by GMADA, the promoter company shall be responsible for the disposal of treated waste water at their own cost and arrangement. The Committee asked the Project Proponent to explain the latest position with respect to the laying down of trunk sewer. The Project Proponent informed the Committee that GMADA vide letter dated 16.09.2022 informed that the sewer network for treated sewage is being laid in New Chandigarh by their office and the work is under progress.

On completion of the work, the promoter company would also be allowed to discharge their surplus treated sewage subject to the terms & conditions laid by GMADA. The Committee noted the same and took a copy of the letter on record.

The SEAC perused the EDS reply submitted by the Project Proponent for parking requirements for different components of the project and observed that the Project Proponent has not submitted the component wise requirements for parking. The Committee asked the Project Proponent to submit the details of the parking required as per norms and proposed to be provided.

The Committee observed that the Environment Consultant of the Project Proponent assessed the damage done to the environment due to the construction activity carried out by the Project Proponent with respect to air, noise, water, ecology & land as Rs. 13.10 Crore. Whereas, the remediation assessment cost has been estimated as Rs. 1.6 crore and the cost for natural & community resource augmentation plan has been estimated as Rs. 1.5 crore. The Committee asked the Project Proponent to explain the difference in cost of damage assessment and remediation plan. The Project Proponent informed that the cost for damage assessment has been inadvertently mentioned as Rs. 13.10 crore and requested the Committee to allow him to submit the revised damage assessment plan. Further, the Committee asked the Project Proponent to provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in majri etc. The Committee also asked the Project Proponent to provide the timeline for carrying out the activities proposed in the remediation plan and natural and community resource augmentation.

SEAC perused the EDS reply dated 14.09.2022 for carrying out activities under CER wherein, the Project Proponent has mentioned that 1 % of the total project cost i.e Rs. 3.7 crores shall be spent on CER activities, however, the breakup of the total cost of 1.9 crore has been provided. Further, the NOCs shown during the meeting issued by the Sarpanch Village-Palheri, was also not found up to the mark. The Committee asked the Project Proponent to submit the revised NOC.

The Committee perused the EDS reply with respect to the status of prosecution filed by PPCB for violation the provision of EIA notification, 2006. The Committee asked the Project Proponent to submit the latest status of prosecution. The Project Proponent agreed to provide the same.

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

- (i) The Project Proponent shall submit the revised water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.
- (ii) The Project Proponent shall submit an affidavit to ensure that there shall be no occupancy of any plot/flat/commercial unit till the project sewer is connected with the GMADA sewer.
- (iii) The Project Proponent shall submit the details of the parking required as per norms and proposed to be provided.

- (iv) The Project Proponent shall submit the revised damage assessment plan. Further, he shall also provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in majri etc. along with their timelines.
- (v) The Project Proponent shall submit the revised cost for carrying out various activities under CER along with their NOCs from the respective authorities.
- (vi) The Project Proponent shall submit the latest status of prosecution of the case filed by PPCB.

3.0 Deliberations during 230th meeting of SEAC held on 08.10.2022.

The meeting was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. No.	ADS Sought	Reply
1.	The Project Proponent shall submit the revised water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.	Revised water demand, wastewater generation details, flushing requirements along with water balance diagrams for all the 3 seasons submitted.
2.	The Project Proponent shall submit an affidavit to ensure that there shall be no occupancy of any plot/flat/commercial unit till the project sewer is connected with the GMADA sewer.	NOC has been obtained from GMADA stating that sewer network will be laid in one year of time. Copy of NOC submitted. Further, it is to ensure that no occupancy will be allowed in plot/flat/commercial unit until the project sewer is connected to GMADA sewer line. Affidavit stating the same submitted.
3.	The Project Proponent shall submit the details of the parking required as per norms and proposed to be provided.	Every plot owner will provide parking facility as per norms of Punjab Urban Planning and Development Building Rules, 2021. Affidavit stating the same submitted.
4.	The Project Proponent shall submit the revised damage assessment plan. Further, he shall also provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak	Revised Chapter 13 stating revised damage assessment plan along with remediation plan and natural & community resource augmentation plan submitted. It is concluded that impact on all environmental parameters such as air, water, noise, land and ecological environment due to development in the project without obtaining environmental clearance is 'Medium'. Amount of Rs. 37 lakhs have already been spent on the environment

Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in Majri, etc. along with their timelines.

protection measures. Further, an amount of Rs. 3.1 Crores has been allocated towards environment improvement under remediation plan (Rs. 1.5 Crores) & natural & community resource augmentation plan (Rs. 1.6 Crores). Details of the same along with their timeline is given in Table 1 & Table 2 below:

Table 1: Activities under Remediation Plan

S. No.	Activity	Amount (Rs. in crores)
1.	Rejuvenation of pond located in Village Bakarpur	1.5
	Total Amount	Rs. 1.5 Crores

Table 2: Activities under Natural & Community Resource Augmentation Plan

S. No.	Activity	Amount (in Lakhs)	Time-line
1.	Rejuvenation of pond located in Village Palheri	85	Within 1 year of grant of EC
2.	Nanak Bagichi in Village Bakarpur	75	
	Total Amount	Rs. 1.6 Crores	

In addition, Rs. 13.15 Lakhs has already been spent on certain activities in Village Palheri in the park (such as earth filling, benches, street lights, etc.), Gurudwara (such as pavers, benches), bus stop, shed in cremation ground, etc.

5. The Project Proponent shall submit the revised cost for carrying out various activities under CER along with their NOCs from the respective authorities.

As project cost is Rs. 370 Crores, thus, 1% of the project cost needs to be spent under CER activities. Thus, Rs. 3.7 Crores has been proposed to be spent under below mentioned CER activities in Table 3.

Table 3: CER Activities

S. No.	CER Activities	Amount (in Rs. Crores)
1.	Solid Waste Management at Village Bakarpur (Installation of Mechanical Composter	1

			2,000 Kg & various allied works)	
		2.	To provide Ambulance to the wellness center in Village Palheri	0.5
		3.	To install Solar panels of 250 KW in Village Bakarpur	1.3
		4.	To install Biogas plant (5,000 cub. mt.) in Village Bakarpur	0.5
		5.	Jute Bag distribution and plantation activities in Village Palheri	0.4
			Total Amount	Rs. 3.7 Crores
		NOC has been obtained from Sarpanch of Village Bakarpur for undertaking above mentioned CER activities. Copy of NOC submitted.		
6.	The Project Proponent shall submit the latest status of prosecution of the case filed by PPCB.	Copy of latest court case status filed by PPCB submitted. Case has been adjourned to 17.11.2022.		

During meeting, the Committee perused the reply submitted by the Project Proponent and observed that the Project Proponent has not given proper/detailed justification for calculating the damage assessment of Rs. 3.10 Crores under damage to air, water, noise, ecological damage etc. The Committee accordingly asked the Project Proponent to calculate the damage assessment amount based on proper justification.

The Committee further perused the details of the amount to be spent under Environmental Management Plan for both construction and operational phase. The Committee observed that the cost proposed to be spent on the various activities under the EMP was found to be lower side with respect to air & water pollution control, land scaping etc. and needs to be revised. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted the details of the total project cost incurred up to the date of filing the application which is required for calculating the penalty amount in violation cases, in compliance of OM dated 07.07.2021 issued by MoEF&CC. The Project Proponent was asked to provide the copy of the total project cost incurred up to the date of filing the application, certified by the Chartered Accountant.

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

1. The Project Proponent shall calculate the damage assessment amount based on proper justification.
2. The Project Proponent shall submit the revised Environment Management Plan by revising the cost towards air & water pollution control, land scaping etc.
3. The Project Proponent shall submit the certificate authenticated by Chartered Accountant for total project cost incurred up to the date of the filing of application during the period of violation.

Deliberations during 231st meeting of SEAC held on 28.10.2022.

The meeting was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. No.	ADS Sought	ADS Reply
1.	The Project Proponent shall calculate the damage assessment amount based on proper justification.	Revised Chapter 13 stating revised damage assessment along with remediation plan and natural & community resource augmentation plan submitted.
2.	The Project Proponent shall submit the revised Environment Management Plan by revising the cost towards air & water pollution control, landscaping, etc.	Revised cost of Environment Management Plan submitted.
3.	The Project Proponent shall submit the certificate authenticated by Chartered Accountant for total project cost incurred up to the date of the filing of application during the period of violation.	Authenticated copy of CA Certificate stating the project cost incurred up to the date of filing of application submitted.

During meeting, the Committee observed that application proposal comes under violation category and has been dealt in accordance to OM dated 07.07.2021 issued by MoEF&CC. The Committee further perused the reply given by the Project Proponent of the ADS raised through online portal and observed that the Project Proponent has done some mistakes in the damage assessment plan, remediation plan along with natural & community resource augmentation plan. The Project Proponent, during the meeting submitted revised plans after rectifying the mistakes. A copy of the plan was taken on record during the meeting. The Committee further observed as under:

- (i) The Punjab Pollution Control Board has already filed legal proceedings against the Project Proponent for the violations of the provisions of EIA notification dated 14.09.2006. The next date of the hearing has been fixed on 17.11.2022.

- (ii) As per the revised damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 1470 days (date for start of the project is 05.09.2018 and date of submission of Application Proposal for EC is 14.09.2022). The Project Proponent has submitted a copy of work order awarded to M/s AK Construction Company on dated 06.08.2018 and informed that the construction work started by the contractor after one month of the allotment i.e., on 05.09.2018.
- (iii) The Capital & Recurring cost for Damage Assessment has been estimated as Rs. 11.16 lacs and Rs. 0.0417 lac/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 75 lacs for 1470 days of violation. As per OM dated 07.07.2021 issued by MoEF&CC, the Project Proponent is required to submit the Bank Guarantee of Rs. 75 Lacs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the Remediation and Natural & Community Resource Augmentation Plan. The Project Proponent agreed to deposit the same.
- (iv) The Project Proponent reported that the total project cost incurred up to date of filing of the application till 14.09.2022 is Rs. 123.10 Crore as per the CA certificate dated 12.10.2022. Further, as per the submission made by the Project Proponent, the operation has not been commenced. Therefore, taking into consideration of the clause 12(i) of the OM dated 07.07.2021, penalty of Rs. 1.23 Crore has been worked out as total amount to be deposited in the account maintained by DECC. The Project Proponent agreed to deposit the same.
- (v) After personal hearing of Project Proponent before Chairman, PPCB on 01.07.2019, it was decided that the promoter company shall furnish a bank guarantee amounting to Rs. 10 Lakhs to Environmental Engineer, Regional Officer, SAS Nagar as assurance to not to carry out any development work at site without getting EC as well as assurance to comply with various Environmental Laws/Rules. Further, it was decided that the NOC applied by the promoter company be granted (after the submission of said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting EC. Further, Project Proponent was directed vide letter No. 4071 dated 04.05.2021 not to undertake any further construction. Further, during 192nd meeting of SEIAA held on 01.11.2021, representative of the promoter company submitted notarized affidavit vide letter dated 01.11.2021, as directed by SEIAA during their visit to the project on 18.10.2021, wherein, along with others it was mentioned that no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining environmental clearance.

The SEAC perused the status report of the PPCB submitted vide letter No. 5306 dated 02.09.2022, wherein, it was mentioned that the Project Proponent has completed construction/structure work of main gate and has also completed structure work of approximately 15 No. independent

floors adjoining main gate and 2 No. Kothi structure work was also completed. Further, structure work of 3 No. showrooms adjoining main gate has also been completed. Further, SEAC perused the EDS reply dated 14.09.2022 submitted by the Project Proponent and observed that in the Damage Assessment Plan, the Project Proponent has mentioned that the structural work of 15 independent floors, 2 no. of Kothi's and 3 no. showrooms have been partially constructed with approximate built-up area of 3133.37 sqm.

In view of the position explained above, the Committee observed that the Project Proponent has carried out the construction in-spite of the directions issued by PPCB & SEIAA not to carry out any development work at site without getting the Environmental Clearance. Therefore, the Bank Guarantee amounting to Rs. 10 lacs deposited by the Project Proponent with Punjab Pollution Control Board need to be encashed and forfeited.

- (vi) The Project Proponent has submitted the details of the CER activities amounting to Rs. 3.7 Crore (1% of the total project cost) proposed to be carried out in accordance with the decision of the Joint Meeting of SEIAA & SEAC.
- (vii) The Project Proponent has submitted the Environment Management Plan. As per the details, total capital and recurring cost proposed to be spent under the construction phase of EMP is Rs. 685 lacs and Rs. 24.5 lacs/annum respectively. Further, the total recurring cost proposed to be spent under operation phase is Rs. 44 lacs/annum.

The Committee was satisfied with the presentation and reply given by the Project Proponent. After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for Residential Project namely "Suntec City" located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab and as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard and special conditions: -

Special Conditions:

- (i) The Project Proponent shall submit the Bank Guarantee of Rs. 75 Lacs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the remediation and natural & community resource augmentation plan.
- (ii) The Project Proponent shall deposit penalty amount of Rs. 1.23 Crore in the account maintained by DECC.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

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

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 1695 KLD, out of which 1140 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer

1.	1695 KLD	1356 KLD	1329 KLD	555 KLD	Summer: 445 KLD Winter: 146 KLD Monsoon: 40 KLD	Summer: 329 KLD Winter: 628 KLD Monsoon: 734 KLD
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- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless

urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 13 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

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

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 4670 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be

planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified

by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and be duly approved by the competent authority. As per the the Environmental Management Plan (EMP) & Corporate Environmental Responsibility (CER) of the proposed project, total capital and recurring cost proposed to be spent during

construction phase of EMP is Rs. 685 lacs and Rs. 24.5 lacs/annum respectively. Further, the total recurring cost proposed to be spent during operation phase shall be Rs. 44 lacs/annum

- iv) The Project Proponent shall carryout specific CER activities in accordance with the decision of the Joint Meeting of SEIAA & SEAC and shall spend Rs. 3.7 Crore (1% of the total project cost).

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA,

based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.
- x) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

2.0 Deliberations during 220th meeting of SEIAA held on 09.11.2022:

The case was considered by SEIAA in its 220th meeting held on 09.11.2022 which was attended by the following:

- i) Sh. Devipal Sharma, Manager from the promoter company, M/s The Indian Co-op House Building Society Ltd.
- ii) Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

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

To a query of SEIAA as to why construction activities were continued despite directions from SEIAA that they were required to be stopped till grant of EC and despite an affidavit submitted by the project proponent that the construction had been stopped and would not be resumed till grant of EC, the promoter company stated that they were not undertaking the construction themselves and that in spite of their best efforts the developers of the Group Housing project had undertaken some construction for which project proponent expressed unconditional apology. They also informed that no construction was presently on-going and the same had been stopped from last several months. SEIAA was not fully satisfied

with the reply as it was the duty and responsibility of the project proponent to ensure compliance of the directions issued by SEIAA and the commitment made by them in their own affidavit.

To another query regarding why the bank guarantee of Rs. 75 lakhs had not been submitted and why the penalty amount of Rs. 1.23 crores had not been deposited as recommended by SEAC, the project proponent informed that the project is a Society and in order to take any financial decision a resolution has to be passed by the Society, which is a lengthy process. The representative of the project proponent requested grant of two months' time for submission of bank guarantee and depositing the penalty amount and further requested that the EC may be conditionally granted with auto cancellation of EC in case of non-submission of the bank guarantee and depositing of the penalty. SEIAA observed that the project has already been delayed on various accounts from the past 3 years and further delaying the grant of EC to the project would not serve any useful purpose. Accordingly, SEIAA decided to grant 45 days' time to the project proponent to submit the bank guarantee and to deposit the penalty amount subject to the condition that the EC would be deemed to be automatically cancelled in case the project proponent failed to deposit the Bank Guarantee and Penalty amounts within 45 days' time.

SEIAA further observed that the SEAC has imposed a condition that the project proponent shall deposit penalty amount of Rs. 1.23 crores in the account maintained by the Directorate of Environment & Climate Change. However, this is contrary to the provisions of Office Memorandum dated 28.07.2022 issued by the MoEF&CC. As per the said OM the penalty levied as per the provisions of the OM dated 07.07.2021 (SoP for identification and handling of violation cases under the EIA Notification, 14.09.2006), "**shall be remitted by the project proponent into the fund which is maintained by the concerned State/UT Pollution Control Boards/Committees till further orders**". As such, the penalty is required to be deposited with the Punjab Pollution Control Board and not with the Directorate of Environment & Climate Change, which was agreed to by the representative of the project proponent.

SEIAA also observed that the penalty of Rs. 1.23 crores has been recommended by SEAC @ 1 % of project expenditure till the date of submission of application for grant of EC along with EIA report. Further, SEAC has recommended the additional penalty of forfeiture of the bank guarantee of Rs 10 lakhs deposited with the PPCB on account of continued violation of the directions of SEIAA and failure of the project proponent to comply with their own affidavit. SEIAA was of the view that the penalty of Rs 10 lakhs for these failures on the part of the project proponent was inadequate and, therefore, decided that a further penalty amount of Rs 25 Lakhs (in addition to the penalty of Rs 1.23 crores and forfeiture of bank guarantee of Rs 10 Lakhs recommended by SEAC and remediation plan of Rs 75 Lakhs) should be imposed. The project proponent agreed to deposit the additional penalty amount of Rs. 25 lakhs also within 45 days.

To an observation of SEIAA regarding a huge amount of Rs. 75 lakhs proposed for development of Nanak Bagichi in only 0.75 acres in village Bakarpur, Tehsil Derabassi, District SAS Nagar, the representative of the project proponent agreed to develop two Nanak Bagichis of 0.75 acres each. The location of the 2nd Nanak Bagichi would be informed within 1 months' time.

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA examined the EIA report submitted by the Project consultant, the EMP prepared on the basis of the same, the proposed Remediation and Natural Resource Augmentation Plan and also scrutinised the other salient features of the project and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for setting up of new residential colony project namely "Suntec City ", located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area of 4,66,702.58 sqm and plot area as 439407.67 sqm as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendment/additions/deletions as under:

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

- iv. An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 521.5 Lacs towards the capital cost along with Rs. 107 Lacs/annum towards recurring cost in operation phase and Rs. 8 lacs towards capital cost and Rs 2 Lacs/annum towards recurring cost in construction phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

Sr. No.	Title	Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)	Recurring Cost (Rs. Lakhs/Annum)
1.	Air Pollution Control (Tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	25 (Out of which, Rs. 10 Lakhs has already been spent)	1	1
2.	Water Pollution Control <ul style="list-style-type: none"> • Septic tank (construction phase) • Sewage Treatment Plant (STP of 1.5 MLD, SBR) 	350 (Out of which, Rs. 2.65 Lakhs has already been spent)	4	10
3.	Noise Pollution Control (PPEs, maintenance of machinery, etc.)	5	0.5	1

4.	Landscaping/Green Belt (4,670 trees along with development of green area of 19.973 acres)	150 (Out of which, Rs. 22 Lakhs has already been spent)	5	7
5.	Solid Waste Management (Composters of 2 × 1000 kg & 1 × 500 kg & other solid waste disposal)	50	3	6
6.	Rain water harvesting (13 RWH pits with dual bore)	50	2	4
7.	Energy Conservation (LEDs, approx. 200 solar lights, etc.)	30	2	5
8.	Environmental monitoring (Ambient air, noise, soil, water, etc.)	15	5	5
9.	Miscellaneous	10	2	5
	Total	Rs. 685 Lakhs	Rs. 24.5 Lakhs/annum	Rs. 44 Lakhs/annum

CER activities:

Sr. No.	Activity	Amount allocated (in Crores)
1.	Rejuvenation of pond located in Village Bakarpur	1.5
2.	Rejuvenation of pond located in Village Palheri	0.85
3.	Solid Waste Management at Village Bakarpur (Installation of Mechanical Composter 1,000 kg & various allied works)	0.5
4.	To install Solar panels of 100 KW in Village Bakarpur	0.5
5.	To install Biogas plant (3,000 cub. mt.) in Village Bakarpur	0.35
Total		Rs. 3.7 Crores

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

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

Additional Conditions:

- (i) The project proponent shall submit Bank Guarantee of Rs. 75 lakhs and deposit penalty amount of Rs. 1.48 Cr with the Punjab Pollution Control Board within 45 days. In case of non-submission of Bank Guarantee and non-deposition of the penalty amount with the Punjab Pollution Control Board within the said time period, the Environmental Clearance shall be deemed to be automatically cancelled.
- (ii) The project proponent shall develop two Nanak Bagichis of 0.75 acres each and the details of the same shall be submitted to the SEIAA within one months' time.

Item No. 220.05: Application for Environmental Clearance for establishment of Commercial Project “Mohali Citi Centre Walk” (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by M/s KLG Infra. (Proposal No. SIA/PB/MIS/265451/2022).

The project proponent has applied for obtaining Environmental Clearance for establishment of Commercial Project “Mohali Citi Centre Walk” (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab. The total land area of project is 5.69 acres with built up area of 26,035.772 sqm. The Project is covered under Category 8(a) of the schedule appended with EIA Notification dated 14.09.2006.

The project proponent submitted the Checklist, Form I, Form IA, Conceptual Plan and other additional documents through online portal. The Project Proponent has deposited Rs. 41,414/- vide UTR No. N090220007702213 dated 31.03.2022 & Rs. 10,660/- vide UTR No. N243220008646552 dated 31.08.2022, as checked & verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 2610 dated 27.04.2022 has sent the construction status report with details as under:

“The site was visited by officer of the Board on 20.04.2022 and it was observed as under:

- 1. As per the site shown, no demarcation was done. No site development work has been started at site. To the North side of the plot is Airport Road, to the South side are plots of Block-E of the Aerocity, to the East Side is Block-E of the Aerocity and to the West side is commercial site of Jubilee Square. At the back side of the proposed site, there are residential plots of the Aerocity.*
- 2. As per the boundary limits site shown by the Project Proponent during the visit, there is no MAH industry/cement plant/grinding unit/rice sheller/saila plant/stone crushing/screening-cum-washing unit/hot mix plant/brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500m from the boundary of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.*
- 3. The GMADA has laid down sewer and storm water in the sector.*

It is pertinent to mention here that the proposed site is situated within the jurisdiction of M.C, Mohali/GMADA. However, the STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STP installed by GMADA authorities is yet to be made. Moreover, the Project Proponent has not submitted the alternate proposal for mode of disposal. “

3.0 Deliberations during 230th meeting of SEAC held on 08.10.2022.

The case was considered by the following:

- (i) Mr. Anil Goyal, Partner, M/s KLG Infra.

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

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent	Commercial Project "Mohali Citi Centre Walk" (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab by KLG Infra. Mr. Anil Goyal (Partner)
1.2	Proposal	SIA/PB/MIS/265451/2022
1.3	Location of Project	Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab
1.4	Details of Land area & Built up area	Total Plot Area = 5.69 acres Built up area = 26,035.772 m ²
1.5	Category under EIA notification dated 14.09.2006	The project is covered under category -8(a) - Building & Construction Project, as per the EIA Notification of Ministry of Environment, Forest & Climate Change (MoEF&CC) dated 14-Sep-06 and amendments thereof.
1.6	Cost of the project	Rs. 197.89 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan	The site of the project falls in the Mix Land Use as per the Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Allotment letter vide Memo No. EO/2021/91217 dated 15.12.2021 has been issued by GMADA in the name of M/s KLG Infra for the establishment of commercial project in the land area of 5.69 acres. A copy of allotment letter issued by GMADA 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, undertaking regarding no litigation pending against the land on which the project is setup submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking that no PLPA land is involved in the land area of the project submitted.
3.3	Whether project required clearance under the	The City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 10 km and 14.5 km from the project location respectively. Thus, project falls outside eco-sensitive zone of the

	provisions of Wildlife Protection Act, 1972 or not:	sanctuary. Thus, no wildlife clearance is involved in the project. Undertaking in this regard submitted.																																																														
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary and City Bird Sanctuary.																																																														
3.5	Green area requirement and proposed No. of trees:	Total green area: 598.77 sq.m. No. of trees required = 288 trees (1tree/80 sqm) Proposed trees to be planted: 289 trees																																																														
4.	Configuration & Population																																																															
4.1	Proposal & Configuration	<p>Total area of project site is 23,041.50 sq. m. (5.690 acres). While, built-up area of the project is 26,035.772 sq. m. The detailed area statement is provided below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq. m.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Site Area</td> <td>23,041.50</td> </tr> <tr> <td>5.</td> <td>FAR</td> <td>10,365.7</td> </tr> <tr> <td>6.</td> <td>Non-FAR</td> <td>15,670.2857</td> </tr> <tr> <td>7.</td> <td>Green Area</td> <td>598.77</td> </tr> <tr> <td>8.</td> <td>Built up Area</td> <td>26,035.772</td> </tr> </tbody> </table> <p>Bifurcation of the built-up area as under:</p> <table border="1"> <thead> <tr> <th>Block details</th> <th>FAR (in Sq. mt.)</th> <th>Non FAR (in Sq. mt.)</th> <th>Built-Up Area (in Sq. mt.)</th> </tr> </thead> <tbody> <tr> <td>Block 01</td> <td>1,092.75 4</td> <td>1,092.75 4</td> <td>2,185.51</td> </tr> <tr> <td>Block 02</td> <td>2,058.59 8</td> <td>2,058.59 8</td> <td>4,117.196</td> </tr> <tr> <td>Block 03</td> <td>2,087.99</td> <td>1,946.08 6</td> <td>4,034.077</td> </tr> <tr> <td>Block 04</td> <td>2,090.99 8</td> <td>1,956.53 8</td> <td>4,047.536</td> </tr> <tr> <td>Block 05</td> <td>1,653.27 4</td> <td>1,653.27 4</td> <td>3,306.547</td> </tr> <tr> <td>Block 06</td> <td>1,382.09</td> <td>1,382.09</td> <td>2,764.179</td> </tr> <tr> <td>Total</td> <td>10,365.7</td> <td>10,089.3 4</td> <td>20,455.04 5</td> </tr> <tr> <td>Basement area including Ramp</td> <td>-</td> <td>-</td> <td>5,506.217</td> </tr> <tr> <td>Fire staircase & mumty area</td> <td>-</td> <td>-</td> <td>74.728</td> </tr> <tr> <td>Total Built up area</td> <td></td> <td></td> <td>26,035.99</td> </tr> </tbody> </table> <p><i>*The above details are as per the conceptual plan.</i></p>	S. No.	Description	Area (in sq. m.)	1.	Total Site Area	23,041.50	5.	FAR	10,365.7	6.	Non-FAR	15,670.2857	7.	Green Area	598.77	8.	Built up Area	26,035.772	Block details	FAR (in Sq. mt.)	Non FAR (in Sq. mt.)	Built-Up Area (in Sq. mt.)	Block 01	1,092.75 4	1,092.75 4	2,185.51	Block 02	2,058.59 8	2,058.59 8	4,117.196	Block 03	2,087.99	1,946.08 6	4,034.077	Block 04	2,090.99 8	1,956.53 8	4,047.536	Block 05	1,653.27 4	1,653.27 4	3,306.547	Block 06	1,382.09	1,382.09	2,764.179	Total	10,365.7	10,089.3 4	20,455.04 5	Basement area including Ramp	-	-	5,506.217	Fire staircase & mumty area	-	-	74.728	Total Built up area			26,035.99
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4.2	Population details:							
	S. No.	Description	Area (in sq. m.)	Criteria	No. of Persons			
	Block A							
	1.	Block 01	1,092.754	3 sq.m. /person	364			
	2.	Block 02	2,058.598	3 sq.m. /person	686			
	3.	Block 03	2,087.99	3 sq.m. /person	696			
	4.	Block 04	2,090.998	3 sq.m. /person	697			
	5.	Block 05	1,653.274	3 sq.m. /person	551			
	6.	Block 06	1,382.09	3 sq.m. /person	461			
	Total Population				3,455			
	1.	Staff (@ 10% of total population)			346			
	2.	Visitors (@ 90% of total population)			3,109			
5	Water							
5.1	Water demand details:							
	S. No.	Description	No. of Person	Criteria for water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing water (lpcd)	Flushing Water Requirement (KLD)	Fresh Water Requirement (KLD)
	1	Staff	346	45	16	20	7	9
	2	Visitors	3,109	15	47	10	31	16
		Total	3,455		63		38	25
	Water req. for green area in Summer Season (@ 5.5 lit/sq.m./day)							3
	Water req. for green area in Winter Season (@ 1.8 lit/sq.m./day)							1
	Water req. for green area in Monsoon Season (@ 0.5 lit/sq.m./day)							0.3
	Waste water Generated (80%)							50
5.2	Total fresh water requirement:			25 KLD				
5.3	Source:			GMADA Supply				
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>			Water supply will be provided through GMADA as per (x) condition in the allotment letter. Allotment letter has been issued by GMADA vide Memo No. EO/2021/91217 dated 15.12.2021 for plot area of 5.69 acres. Copy of Allotment letter from GMADA submitted.				

5.5	Total wastewater generation:	50 KLD														
5.6	Treatment methodology: (STP capacity, technology & components)	50 KLD of sewage will be generated from the project which will be treated in proposed STP of 75 KLD capacity based on MBBR technology.														
5.7	Treated wastewater for flushing purpose:	38 KLD														
5.8	Treated wastewater for green area in summer, winter and rainy season:	Summer: 3 KLD Winter: 1KLD Monsoon: 0.3 KLD														
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed to GMADA sewer.														
5.10	Cumulative Details:															
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	*Permission for discharging of excess treated wastewater into sewer has been accorded by GMADA vide its condition to the effect that the allottee shall be entitled for sewer and storm water connection in the main sewer and storm network developed by GMADA.															
5.11	Rain water harvesting proposal:	5 no. of rain water recharging pits have been proposed for artificial rain water recharging within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	DG set of capacity 500 KVA														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	691 kg/day														
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be managed by installation of Mechanical Composter of size 350 kg and manure generated will be utilized within the project for landscaping.														

7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed 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 = 1,500 KW Agency: Punjab State Power Corporation Limited (PSPCL).																											
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar panels are being proposed within the project premises. The project will generate 259 KW of power generation. 9 KW energy will be saved by utilizing LED bulbs in common & street areas & other measures etc.																											
8.3	Details of activities under Environment Management Plan and Corporate Environmental Responsibility: Construction phase																												
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	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.5
	Waste Management: (Collection of Solid Waste And disposal)	3
	Energy Conservation measures	3
	TOTAL	Rs. 18.5 say 19 Lakhs
8.4	CER details	
	S. No.	Activities
	1.	Rejuvenation of 2 ponds located in the nearby villages
	2.	Development of Mini Forest (Nanak Bagchi)
		Total
		Cost (in lakhs)
		100 (Rs. 50 lakhs per pond)
		97
		Rs. 197 lakhs (Rs. 1.97 Crore)

During meeting, the Committee perused the status report submitted by Punjab Pollution Control Board vide letter dated 27.04.2022, wherein, it has been mentioned that the proposed site of the project is situated within the jurisdiction of M.C, Mohali/GMADA. The STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. However, the upgradation of existing STP installed by GMADA authorities is yet to be made. Moreover, the Project Proponent has not submitted the alternate proposal for mode of disposal.

The Committee further perused the allotment letter issued by GMADA vide memo no. EO/2021/91217 dated 15.12.2021, wherein, GMADA has incorporated condition that the Project Proponent shall be entitled for sewer and storm water connection in the main sewer and storm network developed by GMADA.

On perusal of the aforementioned status report and allotment letter issued by GMADA, the Committee observed that the Project Proponent is required to obtain letter from GMADA, in reference to the comments made by PPCB in their status report submitted vide letter dated 27.04.2022. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has proposed to spend Rs. 1.97 Crore on CER activities by carrying out rejuvenation of 2 ponds located in the nearby village and development of mini forest. However, NOC from Sarpanch of the Villages for carrying out rejuvenation of Village ponds have not been submitted. Further, NOC from the concerned authority for development of Mini Forest has also not submitted. The Committee asked the Project Proponent to submit the NOCs from the concerned authorities. The Project Proponent agreed to same.

The Committee further observed that the Project Proponent has not submitted the details pertaining to the no. and type of commercial outlets to be constructed under each of the building block. The Project Proponent agreed to provide the details.

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

1. The Project Proponent shall submit the clarification from GMADA, in reference to PPCB status report that “STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project and the upgradation of existing STP installed by GMADA authorities is yet to be made”.
2. The Project Proponent shall submit NOC from respective village Sarpanchs for carrying out rejuvenation of village ponds as proposed under CER.
3. The Project Proponent shall submit NOC from the concerned authority for development of Mini Forest.
4. The Project Proponent shall submit the details pertaining to the no. and type of commercial outlets to be constructed under each of the building block.

4.0 Deliberations during 231st meeting of SEAC held on 28.10.2022.

The case was considered by the following:

- (i) Mr. Kashish Goyal, Partner, M/s KLG Infra.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC as under:

Sr. no.	ADS Sought	ADS Reply
1	The Project Proponent shall submit the clarification from GMADA, in reference to PPCB status report that “STP installed by GMADA authorities is not adequate to cater the quantity of additional effluent of this project and the upgradation of existing STP installed by GMADA authorities is yet to be made”.	<p>The site has been allotted by GMADA through auction and GMADA has already given their written consent in allotment letter in regard to sewerage connection as per general condition no. xi. Allotment letter highlighting the same condition submitted.</p> <p>Further, GMADA STP in Aerocity of 10 MLD capacity based on SBR Technology and ultrafiltration of 5 MLD capacity is already under construction. Copy of allotment letter stating the same submitted.</p> <p>Further as a safety measure, the Project Proponent ensured that he will not give any occupancy in the project till the GMADA sewer is adequate to cater excess load.</p>

2	The Project Proponent shall submit NOC from respective village Sarpanchs for carrying out rejuvenation of village ponds as proposed under CER.	NOC has been obtained from Gram Panchayat of village Bakarpur for 2 acres of pond and village Matran for 1 acre of pond for the rejuvenation work. NOCs for the same submitted.																								
3	The Project Proponent shall submit NOC from the concerned authority for development of Mini Forest.	NOC has been obtained from Sarpanch of village Bakarpur for development of cemetery (Shamshan Ghat) along with plantation work within as well as around the boundary instead of development of mini forest. Copy of NOC regarding the same submitted.																								
4	The Project Proponent shall submit the details pertaining to the no. and type of commercial outlets to be constructed under each of the building block.	<p>Block wise details are given below:</p> <table border="1" data-bbox="837 653 1430 1041"> <thead> <tr> <th data-bbox="837 653 938 737">S. No.</th> <th data-bbox="938 653 1230 737">Block-wise Details</th> <th data-bbox="1230 653 1430 737">Components</th> </tr> </thead> <tbody> <tr> <td data-bbox="837 737 938 779">1.</td> <td data-bbox="938 737 1230 779">Block 1</td> <td data-bbox="1230 737 1430 779">55 Shops</td> </tr> <tr> <td data-bbox="837 779 938 821">2.</td> <td data-bbox="938 779 1230 821">Block 2</td> <td data-bbox="1230 779 1430 821">47 Shops</td> </tr> <tr> <td data-bbox="837 821 938 863">3.</td> <td data-bbox="938 821 1230 863">Block 3</td> <td data-bbox="1230 821 1430 863">40 Shops</td> </tr> <tr> <td data-bbox="837 863 938 905">4.</td> <td data-bbox="938 863 1230 905">Block 4</td> <td data-bbox="1230 863 1430 905">47 Shops</td> </tr> <tr> <td data-bbox="837 905 938 947">5.</td> <td data-bbox="938 905 1230 947">Block 5</td> <td data-bbox="1230 905 1430 947">45 Shops</td> </tr> <tr> <td data-bbox="837 947 938 989">6.</td> <td data-bbox="938 947 1230 989">Block 6</td> <td data-bbox="1230 947 1430 989">48 Shops</td> </tr> <tr> <td data-bbox="837 989 938 1031"></td> <td data-bbox="938 989 1230 1031">Total</td> <td data-bbox="1230 989 1430 1031">282 Shops</td> </tr> </tbody> </table>	S. No.	Block-wise Details	Components	1.	Block 1	55 Shops	2.	Block 2	47 Shops	3.	Block 3	40 Shops	4.	Block 4	47 Shops	5.	Block 5	45 Shops	6.	Block 6	48 Shops		Total	282 Shops
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In view of observation raised by PPCB vide letter No. 2610 dated 27.04.2022, the Project Proponent apprised the Committee that GMADA vide memo no. GMADA-DE(PH-1)/2022/3559 dated 27.10.2022 informed that GMADA is constructing 10 MLD STP based on SBR Technology and 5 MLD tertiary treatment plant at Aero city SAS Nagar. Moreover, in the initial stage of project, GMADA has installed two potable STPs of 200 & 300 KLD capacity based on MBR Technology. In the said letter, it has also been mentioned that as per the query raised by Punjab Pollution Control Board, GMADA is not upgrading STP at Aero city rather GMADA is constructing a new STP, which is likely to be commissioned by 31.03.2023. Further, GMADA has also stated in the letter that as approved by the Competent Authority, the Project Proponent is allowed to dispose of excess treated wastewater to GMADA sewer line after using treated water to maximum extent possible for all non-potable purposes. The Committee took a copy of the letter issued by GMADA on record.

The Committee was satisfied with the presentation and reply given by the Project Proponent. After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Commercial Project "Mohali Citi Centre Walk" (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab, and as per the details mentioned in the application proposal &

subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 63 KLD, out of which 25 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Excess will be disposed of into GMADA Sewer
1.	63 KLD	50 KLD	49 KLD	38 KLD	Summer: 3 KLD Winter: 1 KLD Monsoon: 0.3 KLD	Summer: 8 KLD Winter: 10 KLD Monsoon: 10.7 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 5 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.

- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for

general safety and health aspects of people, only in approved sites with the approval of the competent authority.

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 289 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the

Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

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

IX. Human health issues

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

X. Environment Management Plan

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

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Environmental Management Plan (EMP) & CER of the proposed project as per the details given in Table below:

Construction phase

Description	Capital (in Rs. Lakhs)	Recurring Cost (in Rs. Lakhs)
Waste water Management: Dual plumbing system, Sewage Treatment Plant	50	2
Air & Noise Pollution Management (Acoustics enclosures for DG set)	5	1
Landscaping	3	1
Rainwater Recharging (5 RWH pits)	10	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	4
Waste Management: (Collection of Solid Waste and disposal, Mechanical composter)	12	2
Energy Conservation measures	100	1
TOTAL	Rs. 185 lakhs	Rs. 13 lakhs

Operation Phase

Description	Recurring Cost (in Rs. Lakhs)
Waste Water Management (Sewage Treatment Plant)	5
Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1
Landscaping	3 (For three years)
Rainwater Recharging	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.5
Waste Management: (Collection of Solid Waste And disposal)	3
Energy Conservation measures	3

TOTAL	Rs. 18.5 say 19 Lakhs
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CER Activities:

Sr. No.	Activities	Cost (in lakhs)
1.	Rejuvenation of 2 ponds located in the nearby villages	100 (Rs. 50 lakhs per pond)
2.	Development of Mini Forest (Nanak Bagchi)	97
Total		Rs. 197 lakhs (Rs. 1.97 Crore)

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.
- x) 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.

5.0 Deliberations during 220th meeting of SEIAA held on 09.11.2022:

The case was considered by SEIAA in its 220th meeting held on 09.11.2022 which was attended by the following:

- (i) Mr. Kashish Goyal, Partner, M/s KLG Infra.
- (ii) Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

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

As per the presentation, the project proponent had revised the CER plan with details given as under:

Sr. No.	Activities	Cost (in Crore)

1.	Rejuvenation of 2 ponds located in Village Matran & Village Bakarpur	1.30
2.	Development of Cemetery (Shamshan Ghat) along with plantation work within the cemetery as well as around the boundary	0.67
Total		Rs. 1.97 Crore

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Commercial Project "Mohali Citi Centre Walk" (5.69 acres) at Pocket No. 2, Block-E, Aerocity, SAS Nagar, Punjab in the total land area of project is 5.69 acres with built up area of 26,035.772 sqm as per the details mentioned in Form 1, 1A, EMP, conceptual plan and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC with certain amendment/additions/deletions:

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

- iii. An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 185 Lacs towards the capital cost along with Rs. 13 Lacs/annum towards recurring cost in construction phase and Rs. 18.5 lacs towards recurring cost in operation phase of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project and Rs. 1.97 crores towards CER activities as per the details given in Table below:

Construction phase

Description	Capital (in Rs. Lakhs)	Recurring Cost (in Rs. Lakhs)
Waste water Management: Dual plumbing system, Sewage Treatment Plant	50	2
Air & Noise Pollution Management (Acoustics enclosures for DG set)	5	1
Landscaping	3	1
Rainwater Recharging (5 RWH pits)	10	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	4

Waste Management: (Collection of Solid Waste and disposal, Mechanical composter)	12	2
Energy Conservation measures	100	1
TOTAL	Rs. 185 lakhs	Rs. 13 lakhs

Operation Phase

Description	Recurring Cost (in Rs. Lakhs)
Waste Water Management (Sewage Treatment Plant)	5
Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1
Landscaping	3 (For three years)
Rainwater Recharging	2
Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.5
Waste Management: (Collection of Solid Waste And disposal)	3
Energy Conservation measures	3
TOTAL	Rs. 18.5 say 19 Lakhs

CER Activities:

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Total		Rs. 1.97 Crore

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

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