

Proceedings of 222nd meeting of State Expert Appraisal Committee (SEAC) held on 13.06.2022 (Monday) at 10:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 221st meeting of State Level Expert Appraisal Committee held on 27.05.2022.

The proceedings of 221st meeting of State Level Expert Appraisal Committee held on 27.05.2022 were prepared and circulated through email on 30.05.2022. No Comments have been received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 221st meeting of State Level Expert Appraisal Committee held on 27.05.2022.

The action taken on the decisions of 221st meeting of State Level Expert Appraisal Committee held on 27.05.2022 has been completed. SEAC noted the same.

Item no. 222.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of group housing Project namely “Sheesh Mahal Sky Line” at Pocket- A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) by M/s Sheesh Mahal Developers Limited, (SIA/PB/MIS/253518/2022).

The project proponent has filed an application for the establishment of group housing Project namely “Sheesh Mahal Sky Line” at Pocket- A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) with total project area 12556.580 Sqm and proposed built up area of 40569.997 Sqm. Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The Project Proponent has proposed to construct the residential group housing project in pocket A of the existing residential colony Sheesh Mahal which has already been established on Dabwali road, Bathinda, Punjab in 43.11 acres of land. The permission for CLU for the total land area of 43.11 acres of Village Haziratan and Patti Jhuti for residential purpose from industrial in the Master Plan of the Bathinda Town has been accorded by Department of Housing & Urban Development vide its letter No. 4740/SP-432 dated 25.08.2005. The existing colony has residential plots, commercial plots, site for sports. Now, there is planning to construct residential group housing project in the township in an area of 3.10 acres (12556.580 sqm).

The project proponent submitted the Form I, 1A and other additional documents. The Project Proponent has submitted copy of layout plan approved from Municipal Town Planner, Municipal Corporation Bathinda approved vide file No. 7095 dated 17.12.2021.

The cost of the project is Rs. 39.64 Cr. The Project Proponent has deposited the processing fee amounting to Rs.81,140/- through NEFT No. PUNBH22024182758 dated 24.01.2022, as verified by supporting staff SEIAA.

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

PPCB was requested to send the latest construction status report of the project through e-mail on 07.02.2022.

Punjab Pollution Control Board vide letter no. 681-84 dated 22.02.2022 has sent the latest construction status report with details as under:

The site was visited by EE along with AEE of Regional Office, Bathinda on 21.02.2022 and observed that the proposed site was earlier a part of existing residential colony namely M/s Sheesh Mahal Enclave, developed by the project proponent in an area of 43.11 acres, which has been granted consents to operate under the provisions of the Water Act, 1974 & Air Act, 1981 and the same are valid up to 30.09.2023. the project proponent had earlier proposed to develop commercial activities in the proposed area i.e. 3.10 area and now a group housing project have been proposed in this piece of land. The point wise reply of the desired report is as under:

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Sr. No.	Description	Reply
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1.	Construction status of the proposed project. Please end the clear-cut report as to whether construction has been started for the project except securing the land.	The project proponent has not started the construction work at the proposed site.
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco-sensitive structure if any.	Detail of physical structures within 500 mtr. Radius of the proposed site: - 1. The boundary of New Focal Point, Dabwali Road, Bathinda (nearest corner) exists at a distance of 78 mtrs., however water works has been constructed at the nearest corner of the proposed site, whereas nearest air polluting industry in the said focal point exists at a distance of more than 100 mtrs. From the proposed site. 2. An industry under green category namely M/s Amar Soap Factory falls within 100m from the proposed site. 3. No drain, river, eco-sensitive criteria for setting up of such type of projects.
3.	Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send a clear-cut recommendation.	Site is meeting with prescribed criterial for setting up of such type of projects.

Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

1. Mr. Tarun Bahal, General Manager on the behalf of Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	Description	Details
1.	Name & Location of the project	Group Housing project namely "Sheesh Mahal Skyline" to be developed in pocket A of the existing residential colony namely "Sheesh Mahal" already established on Dabwali road, Bhatinda, Punjab by M/s Sheesh Mahal Developers Ltd.
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 40,569.997 sq.m.

3.	Copy of the Master plan duly marked with the project site	The project falls in Residential zone as per Proposed Landuse Plan of Bhatinda. However, change in land use was issued by Department of Housing & Urban Development vide its letter no. 4740/SP 432 dated 25.08.2005.		
4.	Details as per CLU certificate like Khasra no., Project area			
	Khasra No.	Area details (In Sqm)	Ownership/Lease	
	3852/2, 3829, 3852/4, 3830, 3856, 3851, 3851, 3850, 3831, etc.	12,556.580 sq.m. (or 3.10 acres).	M/s Sheesh Mahal Developers Ltd.	
5.	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.	List of directors, MOA of M/s Sheesh Mahal Developers Ltd. submitted.		
6.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	No, self-declaration in this regard has been submitted.		
7.	Does the project cover under PLPA, 1900	No		
8.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. a. Status of clearance from the National Board for Wild Life (NBWL)	No, Eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.		
9.	Detail of various components			
	S.no.	Description	Particulars	unit
	1.	Total Plot area (3.10 acres)	12,556.580	sq.m.
	2.	Built-up Area	40,569.997	sq.m.
	3.	Proposed Landscape Area	2,455.505	sq.m.
	4.	Expected Population	1,016 (180 dwelling units @ 5 persons/unit & Floating population @ 10 % of residential population + for	Persons

			commercial area 78.028 sqm @ 3 sqm/person)	
5.	Total Water Requirement		127 (Residential @ 135 lpcd & floating population @ 45 lpcd)	KLD
6.	Freshwater requirement		84	KLD
7.	Wastewater Generation		102	KLD
8.	Existing common STP capacity within residential colony Sheesh Mahal		Already installed common STP within residential colony Sheesh Mahal of capacity 1350 KLD	KLD
9.	Treated Water Available for Reuse		100	KLD
10.	Recycled Water		Flushing: 43 (@ 45 lpcd for residential population & 20 lpcd for floating population) Landscaping in Summer:14 Landscaping in Winter: 4 Landscaping in Monsoon:1	KLD
11.	Surplus treated water		Summer: 43 Winter: 53 Monsoon: 56	KLD
12.	Rain Water Harvesting Potential		134	m ³ /hr
13.	Proposed Parking		397	ECS
14.	Municipal Solid Waste Generation		383 (@ 0.4 kg/capita/day for residential & @ 0.2 kg/capita/day for floating population)	kg/day

10. Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):

S.No.	Season	Freshwater	Reuse water			Total (KLD)
		Domestic (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
1.	Summer	84	43	14	0	141
2.	Winter	84	43	4	0	131
3.	Rainy	84	43	1	0	128

S.No.	Description	Source of water
1.	Domestic	Borewell & canal supply
2.	Flushing purposes	Treated water
3.	Green area	Treated water

11. Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for Water supply will be provided from Canal supply & one existing borewell located at adjoining residential plotted project namely "Ganpati Enclave" & Ganpati Enclave

	abstraction of ground water	<p>Phase-I". Permission from PWRDA has been obtained in the name of residential project "Ganpati Enclave" & Ganpati Enclave Phase-I" for abstraction of 268 KLD of ground water.</p> <p>A copy of agreement executed between M/s Ganpati Estates & M/s Sheesh Mahal Developers Limited and Executive Engineer, Bathinda Canal Division, Bathinda submitted.</p> <p>Further, a copy of MOU executed between M/s Ganpati Estates & M/s Sheesh Mahal Developers Limited, however, it has not been mentioned that the water demand of the colony to be developed by the latter shall be met through borewell located in the housing project of the former company.</p>																
12.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waster water being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, total wastewater generation will be 102 KLD which will be treated in already installed STP of 1350 KLD capacity in residential colony Sheesh Mahal. The details of the breakup of the utilization of wastewater is as under: -</p> <table border="1" data-bbox="748 982 1451 1203"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal* (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>43</td> <td>14</td> <td>43</td> </tr> <tr> <td>Winter</td> <td>43</td> <td>1</td> <td>53</td> </tr> <tr> <td>Monsoon</td> <td>43</td> <td>1</td> <td>56</td> </tr> </tbody> </table> <p>* Remaining to be utilized for green area of residential colony Sheesh Mahal and excess is discharged to MC sewer.</p>	Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)	Summer	43	14	43	Winter	43	1	53	Monsoon	43	1	56
Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)															
Summer	43	14	43															
Winter	43	1	53															
Monsoon	43	1	56															
13.	Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done by provisions of rain water recharging pits so as to compensate the abstraction of ground water. 3 rain water recharging pits are proposed.																
14.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	During Operation Phase, about 383 kg/day (@ 0.4 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area has already been earmarked for segregation of solid waste in the layout plan. Biodegradable waste will be composted by use of one Mechanical Composter of 200 kg.																
15.	Detail of DG sets	<table border="1" data-bbox="748 1829 1451 1917"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Unit</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	S. No.	Description	Unit	Proposed												
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		1.	Power load	KVA	1,440
		Total 2 DG sets of overall capacity of 500 KVA (i.e. 2 DG sets of capacity 250 KVA each) will be installed as power back up for standby use for emergency purposes.			
16.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.			
17.	Energy Requirements & Saving	Use of LEDs are proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED. solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 1,107.93 sq.m. which is @ 30% of roof top area which will generate 92.3 KW of power generation.			
18.	Details of Environmental Management Plan				
	Sr. No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh	
	1.	Construction Phase	64	9	
	2.	Operational Phase	-	9.5	
	EMP budget details during construction phase is given below:				
	S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	
	1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	
	2.	Water Pollution Control	2	1	
	3.	Noise Pollution Control	1	0.5	
	4.	Landscaping	1	0.5	
	5.	Solid Waste Management (Mechanical composter of 200 kg)	10	1.5	
	6.	Rain water Recharging (3 pits)	6	1	
	7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	
	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	
	Total		64 Lakhs	9 Lakhs	
	EMP budget details during operation phase is given below:				

	S.No.	Title	Recurring Cost (in Lakhs per Annum)
	1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	0.5
	2.	Water Pollution Control	1
	3.	Noise Pollution Control	0.5
	4.	Landscaping	1.5
	5.	Solid Waste Management (Mechanical composter of 200 kg)	1
	6.	Rain water Recharging (3 pits)	1
	7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	2
	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2
	Total		9.5 Lakhs
19.	a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018 b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.	M/s Sheesh Mahal Developers will be responsible for implementation of CER (Corporate Environmental Responsibility) as well as Environment Management Plan (EMP) till the project is handed over. Rs. 1.5 crores will be spent on CER activity by providing 51 nos. of flats to weaker sections.	
20.	Details of green belt development shall include following: a) No. of tree to be planted against the requisite norms. b) Percentage of the area to be developed.	a) Trees required = @1 Tree per 80 sq.m. of plot area = 12,556.580 / 80 = 157 trees Trees proposed = 160 trees will be planted b) Total organized green area measures 2455.505 sq.m. i.e. 19.56% of the total plot area which area will be covered under parks within the project premises.	

During meeting, the Committee examined the proposal and observed that the proposed group housing project shall be established in the pocket of 3.1 acres in the residential colony namely "Sheesh Mahal" already developed by M/s Sheesh Mahal Developers Limited in the total land area of 43.11 acres. The Committee asked the Project Proponent that as to whether the promoter company M/s Sheesh Mahal Developers Limited has obtained

Environmental Clearance for the residential plotted colony of 43.11 acres or not. The Project Proponent informed the Committee that public hearing for the said project was held on 18.07.2006 however, no Environmental Clearance was issued to the said project. The Committee was not satisfied with the reply given by the Project Proponent.

The Committee further observed that the water demand of the residential colony shall be met through canal water as well as through borewell already installed at the adjoining residential colony developed by M/s Ganpati Estates. The Committee asked the Project Proponent to submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy. The Project Proponent agreed to provide the said details.

The Committee examined the proposal for discharge of excess treated wastewater into MC sewer and observed that the promoter company has not obtain latest permission for discharging the treated wastewater likely to be generated from group housing project from the competent authority.

The Committee further observed that the capital as well as recurring cost of EMP proposed for development of green belt is on lower side. The Committee asked the Project Proponent to revise the same.

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

1. The Project Proponent shall submit the reply for not obtaining the Environmental Clearance for the residential project namely "Sheesh Mahal" developed by M/s Sheesh Mahal Developers Limited.
2. The Project Proponent shall submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy.
3. The Project Proponent shall submit latest permission for discharge of treated wastewater into MC sewer.
4. The Project Proponent shall submit the revised EMP after incorporating the capital and recurring cost for green area development.

Deliberations during 216th meeting of SEAC held on 14.03.2022.

The meeting was attended by the following:

1. Mr. K.M Gupta, Licensing Head, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

During meeting, the project proponent presented the reply of the observations raised by the Committee, which is as under:

S. No.	Detail of the Document	Reply
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1.	The Project Proponent shall submit the reply for not obtaining the Environmental Clearance for the residential project namely "Sheesh Mahal" developed by M/s Sheesh Mahal Developers Limited.	<p>The application for Environmental Clearance of Residential plotted project namely "Sheesh Mahal" was filed to Ministry of Environment & Forest, New Delhi as per EIA Notification, 1994 for proposed development in 43.11 acres of land. Further, Public hearing was also conducted on 18.07.2006 by Punjab Pollution Control Board. After hearing, proceedings were forwarded to Secretary, Govt. of India, Ministry of Environment & Forest, New Delhi for further consideration. Copy of letter from PPCB in this regard submitted.</p> <p>In the meanwhile, EIA Notification, 2006 dated 14.09.2006 was issued by the MoEF, wherein it was stated that residential projects having plot area less than 50 hectares does not require Environmental Clearance. In the light of this notification, our adjoining residential plotted project namely "Ganpati Enclave" having an area of 23.64 hectares was returned from MoEF stating that plot area less than 50 hectares does not require prior Environmental Clearance. Copy of letter from MoEF w.r.t. Ganpati Enclave submitted. Thus, residential plotted project namely "Sheesh Mahal" of 43.11 acres (17.44 Hectare) which is less than 50 hectares does not require Environmental Clearance.</p>															
2.	The Project Proponent shall submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy.	Overall water requirement for plotted colony projects namely "Ganpati Enclave & Ganpati Enclave Phase-1" & "Sheesh Mahal" including group housing project "Sheesh Mahal Skyline" is 1060 KLD. Out of 1060 KLD, 268 KLD will be obtained from borewell for which permission has already been obtained from PWRDA. Copy of grant certificate from PWRDA submitted. Remaining 792 KLD will be taken from canal supply. Agreement executed for canal water supply submitted.															
3.	The Project Proponent shall submit latest permission for discharge of treated wastewater into MC sewer.	Due to transfer of Commissioner, post is vacant and new Commissioner will be appointed after results of election. Later on, permission for discharge of treated wastewater into MC sewer will be obtained and submitted. Further, it is to assure you that copy of the same will be submitted prior to SEIAA, Punjab meeting. Undertaking in this regard submitted.															
4.	The Project Proponent shall submit the revised EMP after incorporating the capital and recurring cost for green area development.	<p>Revised Environmental Management Plan during construction & operation phase is as under.</p> <table border="1" data-bbox="716 1520 1448 1843"> <thead> <tr> <th data-bbox="716 1520 789 1591">Sr. No.</th> <th data-bbox="789 1520 1049 1591">Title</th> <th colspan="2" data-bbox="1049 1520 1295 1591">Construction Phase</th> <th data-bbox="1295 1520 1448 1591">Operation Phase</th> </tr> <tr> <td data-bbox="716 1591 789 1772"></td> <td data-bbox="789 1591 1049 1772"></td> <td data-bbox="1049 1591 1159 1772">Capital Cost (In Lakhs)</td> <td data-bbox="1159 1591 1295 1772">Recurring Cost (In Lacs per annum)</td> <td data-bbox="1295 1591 1448 1772">Recurring Cost (In Lacs per annum)</td> </tr> </thead> <tbody> <tr> <td data-bbox="716 1772 789 1843">1.</td> <td data-bbox="789 1772 1049 1843">Air Pollution Control (Tarpaulin</td> <td data-bbox="1049 1772 1159 1843">5</td> <td data-bbox="1159 1772 1295 1843">0.5</td> <td data-bbox="1295 1772 1448 1843">0.5</td> </tr> </tbody> </table>	Sr. No.	Title	Construction Phase		Operation Phase			Capital Cost (In Lakhs)	Recurring Cost (In Lacs per annum)	Recurring Cost (In Lacs per annum)	1.	Air Pollution Control (Tarpaulin	5	0.5	0.5
Sr. No.	Title	Construction Phase		Operation Phase													
		Capital Cost (In Lakhs)	Recurring Cost (In Lacs per annum)	Recurring Cost (In Lacs per annum)													
1.	Air Pollution Control (Tarpaulin	5	0.5	0.5													

			Sheets/barricading, water sprinklers, etc.)			
		2.	Water pollution Control	2	1	1
		3.	Noise Pollution Control	1	0.5	0.5
		4.	Landscaping	2	3 (for 3 years)	2
		5.	Solid Waste Management (Mechanical Composter of 200 kg)	10	1.5	1
		6.	Rain water Recharging (3 pits)	6	1	1
		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		65 Lacs	11.5 Lacs	10 Lacs

The Committee after careful perusal of the reply has asked the Project Proponent to submit the details of built-up area based on actual and as well as on per permissible FAR of the various components already constructed/to be constructed within the residential plotted project of "Sheesh Mahal". Further, the permission for discharge of excess treated waste water into MC, sewer to be provided from MC, Jalandhar.

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

1. The Project Proponent shall submit the details of built-up area based on actual and as well as on per permissible FAR of the various components already constructed/to be constructed within the residential plotted project of "Sheesh Mahal"
2. The Project Proponent shall submit the permission for discharge of excess treated waste water into sewer from MC, Jalandhar.

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

1. Mr. K.M Gupta, Authorized Signatory M/s Sheesh Mahal Developers Limited.

2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Project Proponent presented the reply of the aforementioned observations as under:

Sr. No.	Detail of the Document	Reply
1.	<p>The Project Proponent shall submit the details of built-up area based on actual and as well as on per permissible FAR of the various components already constructed/to be constructed within the residential plotted project of "Sheesh Mahal".</p>	<p>In this regard, the project proponent informed that the residential colony "Sheesh Mahal" is a very old project which was planned 16 years ago. The Residential plotted colony was planned over 43.11 acres of land for which change in land use was obtained vide letter no. 4740/SP 432 dated 25.08.2005. The layout plan was also approved by Chief Town Planner, Punjab, Chandigarh vide no. 1310 CTP(Pb)/SB-123 dated 07.03.2006.</p> <p>Although as per the earlier EIA Notification, the project was covered under the ambit of Environmental Clearance, and accordingly application was filed to MoEF, New Delhi for the proposed development work. The public hearing was conducted on 18.07.2006 by Punjab Pollution Control Board. After the hearing, proceedings were forwarded to the Secretary, Govt. of India, Ministry of Environment & Forest, New Delhi for further consideration. Copy of letter from PPCB vide dated 21.08.2006 submitted.</p> <p>In the meanwhile, EIA Notification,2006 dated 14.09.2006 was issued by the MoEF, wherein it was stated that residential projects having plot areas less than 50 hectares do not require Environmental Clearance, and accordingly the said case was returned by MoEF. In the light of this notification, it is pertinent to mention that the other residential plotted projects, namely "Sushant City" (35.86 hectares) and "Ganpati Enclave" (23.64 hectares) along with Sheesh Mahal Developers Limited as returned by MoEF acting on this action and keeping in view the notification referred above the Punjab Pollution Control Board issued NOC and Consent from time to time from 2006 onwards till date.</p> <p>The communication in the said case was also received by the PPCB stating that plot area is less than 50 hectares hence does not require prior Environmental Clearance. Copy of letters in this regard submitted. However, the letter issued to the project "Sheesh Mahal" is presently not traceable in spite of the best efforts, being a very old case. The Project Proponent tried to obtain a copy of the letter through RTI as well as visiting the MoEF office but he did not get a copy being a very old record. However, Undertaking/Affidavit in this</p>

		<p>regard that the letter was also issued in the line of the other cases like Ganpati Estates & Sushant City Projects submitted.</p> <p>From the above-presented facts, it is clearly evident that projects having a plot area <50 Ha did not require Environmental Clearance at the time.</p> <p>Accordingly, the project was set up after getting Consent to Establish (CTE) from PPCB and is operational after getting continuous Consent to Operate from PPCB.</p> <p>In the said case, there is a record that the Public Hearing was conducted and the matter was referred to MOEF but similarly all the colonies which came after 2006 and which were less than 50 hectares no such proceedings like public hearing or sending the file to MOEF for clarification are still being monitored by the Punjab Pollution Control Board and the Board is granting CTE and CTO from time to time, whereas the said case is much better placed as compared to the other colonies in whose case there is no clarification from the MOEF. Hence it is requested that the letter from MoEF in this regard may not be pressed upon and the application for the Environmental Clearance may kindly be considered.</p> <p>With reference to the Sheesh Mahal Skyline, it is to inform that the group housing project site was earlier kept for sale but later it was decided to construct it by themselves. Since the built-up area of this pocket is more than 20,000 sq.m thus application for environment clearance has been submitted for the group housing pocket only.</p>
2.	The Project Proponent shall submit the permission for discharge of excess treated waste water into sewer from MC, Jalandhar.	Permission for discharge of excess treated wastewater into sewer has been obtained from MC, Bathinda vide letter no. 307 dated 09.05.2022; copy of the same submitted.

The Committee perused the reply submitted by the Project Proponent and observed that the Project Proponent has not submitted the satisfactory reply w.r.t observation raised at Point No. 1 in the above table.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submit the details of built-up area based on actual and as well as on permissible FAR of the various components already constructed/to be constructed within the residential plotted project of "Sheesh Mahal".

Item No. 222.02: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Commercial Project namely “Medallion 68” at Plot No. 2 & 3, Sector 68, District SAS Nagar, Punjab by M/s Turnstone Realty LLP (Proposal No. SIA/PB/MIS/272060/2022).

The Project Proponent has submitted an application under EIA notification dated 14.09.2006 for the establishment of Commercial Project namely “Medallion 68” at Plot No. 2 & 3, Sector 68, SAS Nagar, Punjab in the total land area of 7276.26 sqm having built up area 27,398.40 sqm. The Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 54,800/- vide UTR No. 000123337115 dated 10.05.2022, as verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 3279 dated 31.05.2022 has sent the latest construction status report with details as under:

“The site was visited by the officer of the Board on 17/05/2022 and it was observed as under:

- 1. The excavation work was in progress and no other construction work w.r.t. project was being carried out. The project proponent has provided demarcation of the site using tin sheds on 2 sides along the boundary. At the back side of the site there is residential area of sector 68.*
- 2. The project proponent has set-up temporary site offices for the sales staff and contractor staff.*
- 3. The project proponent has installed one DG set of 30 KVA capacity with canopy and inadequate stack height.*
- 4. The wastewater from the toilets is disposed of into adjoining MC sewer of sector 68, Mohali.*
- 5. No bore well has been done at the site.*
- 6. No MAH industry/ cement plant/ grinding unit/ rice sheller/ saila plant / stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within radius of 500 metre from the boundary of the proposed site of the project. No air polluting industry is located within 100 metre of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Government of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

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

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

1. Mr. Harpuneet Singh Dhaliwal, Project Head M/s Turnstone Realty LLP.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	The Commercial Project namely “ Medallion 68 ” by M/s Turnstone Realty LLP.
1.2	Proposal:	SIA/PB/MIS/272060/2022
1.3	Location of Project:	Plot No. 2 & 3, Sector 68, Distt. SAS Nagar, Mohali, (Punjab)
1.4	Details of Land area & Built up area:	Site area: 7276.26 sq.m. Built up area: 27,398.40 sq.m.
1.5	Category under EIA notification dated 14.09.2006	Category B2 and Activity 8(a)
1.6	Cost of the project	Rs. 160 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The location of the project has been earmarked as commercial use in 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)	(i) A copy of allotment letter issued by GMADA vide letter no. EO/E-Auctions/GMADA/82555 dated 02.09.2021 in the name of M/s Turnstone Realty LLP for development of commercial project at site no. 2 having the total land area of 3638.13 sqm in sector 68, SAS Nagar submitted. (ii) A copy of allotment letter issued by GMADA vide letter no. EO/E-Auctions/GMADA/82560 dated 02.09.2021 in the name of M/s Turnstone Realty LLP for development of commercial project at site no. 3

		having the total land area of 3638.13 sqm in sector 68, SAS Nagar 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. A self-declaration in this regard submitted.			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the project does not involve any PLPA land. A self-declaration in this regard submitted.			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	(i) City Bird Sanctuary is located at approx. 7 km; NE (ii) Sukhna Wildlife Sanctuary at approx. 12.7 km; NE from the project location. The project does not require clearance under the provisions of Wildlife Protection Act 1972.			
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, the Project falls outside notified eco-sensitive zone.			
3.6	Green area requirement and proposed No. of trees:	Area under green: 231.23 sq.m. (3.1%) Proposed trees to be planted: 100 nos.			
4.	Configuration & Population				
4.1	Configuration & Population 253 Showrooms/shops & 2993 Persons Configuration:				
	S. No.	Description	Area (in sq. m.)	Occupant Load	Occupant Load
					Male @ 60 Female @ 40
	1.	Ground floor (Showrooms)	3094.66	1032	619 413
	2.	1st Floor (Showrooms)	2986.06	498	299 199
	3.	2nd Floor (Showrooms)	2986.06	498	299 199
	4.	3rd Floor (Showrooms)	2986.06	498	299 199
	5.	4th Floor (Showrooms)	2801.99	467	280 187
		Total	14854.82 sqm		1796 1197

Besides above, there will be mezzanine floor area which shall be 1800 69 sq.ft (167.3 sq.m) and Non FAR area of 11894.75 sq.ft(1105.46 sq.m). Total area under basement= 11270.19 sq.m. Therefore, total built up area of the project after including basement area shall be 27397.7 sq.m approximately.

Population Details:

S. No.	Description	Area (in sq. m.)	Criteria	No. of Persons
1.	Ground floor (Showrooms)	3094.66	3 sq.m. /person	1032
2.	1st Floor (Showrooms)	2986.06	6 sq.m. /person	498
3.	2nd Floor (Showrooms)	2986.06	6 sq.m. /person	498
4.	3rd Floor (Showrooms)	2986.06	6 sq.m. /person	498
5.	4th Floor (Showrooms)	2801.99	6 sq.m. /person	467
Total Population				2993
Staff (@ 10% of total population)				299
Visitors (@ 90% of total population)				2694

5	Water			
5.1	Water demand w.r.t Population			
	Description	No. of persons	Total water requirement	Flushing water requirement
	Staff	299	13@45 lpcd	6@20 lpcd
	Visitors	2694	40@15 lpcd	27@ 10 lpcd
5.2	Total fresh water requirement:		20 KLD	
5.3	Source:		To be met through GMADA supply.	
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		A condition has been incorporated in the allotment letter issued by GMADA that the allottee will be provided separate connection for fresh water for drinking and potable usage and tertiary treated wastewater for flushing and gardening purposes.	
5.5	Total wastewater generation:		42 KLD	
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>		42 KLD of sewage will be generated from the project which will be treated in proposed STP of 50 KLD capacity based on MBBR Technology.	
5.7	Treated wastewater for flushing purpose:		33 KLD	
5.8	Treated wastewater for green area in summer, winter and rainy season:		Summer: 1 KLD	

		Winter: 0.4 KLD Monsoon: 0.1 KLD														
5.9	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed off to GMADA sewer.														
5.10	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>53 KLD</td> <td>42 KLD</td> <td>42 KLD</td> <td>33 KLD</td> <td>Summer: 1 KLD Winter: 0.4 KLD Monsoon: 0.1 KLD</td> <td>Summer: 7 KLD Winter: 8 KLD Monsoon: 8 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	1.	53 KLD	42 KLD	42 KLD	33 KLD	Summer: 1 KLD Winter: 0.4 KLD Monsoon: 0.1 KLD	Summer: 7 KLD Winter: 8 KLD Monsoon: 8 KLD	
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5.11	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:	5 DG sets of capacity 500 KVA each shall 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	599 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 shall be provided in Basement 1. (ii) 1 Mechanical Composter of 300 kg will be installed within the project premises.														
7.5	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.														
8	Energy Saving & EMP															

8.1	Power Consumption:	Total power demand for the proposed project will be 1953.28 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).																																					
8.2	Energy saving measures:	The total area covered by solar panels will be 135.16 sq.m. which is 30% of terrace area i.e. 40.54 sq.m. which will generate 3 KW of power generation.																																					
8.3	<p>Details of activities under Environment Management Plan.</p> <p>Mr Amar</p> <p>Details of activities under Environment Management Plan is attached along with application.</p> <p><u>(During Construction Phase)</u></p> <table border="1" data-bbox="240 741 1448 1852"> <thead> <tr> <th data-bbox="240 741 332 947">Sr. No.</th> <th data-bbox="337 741 1065 947">Description</th> <th data-bbox="1070 741 1232 947">Capital (in Rs. Lakhs)</th> <th data-bbox="1237 741 1448 947">Recurring Cost (in Rs. Lakhs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="240 953 332 1079">1.</td> <td data-bbox="337 953 1065 1079">Waste water Management: Dual plumbing system, Sewage Treatment Plant of 50 KLD, MBBR-UF</td> <td data-bbox="1070 953 1232 1079">25</td> <td data-bbox="1237 953 1448 1079">2</td> </tr> <tr> <td data-bbox="240 1085 332 1211">2.</td> <td data-bbox="337 1085 1065 1211">Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets)</td> <td data-bbox="1070 1085 1232 1211">5</td> <td data-bbox="1237 1085 1448 1211">1</td> </tr> <tr> <td data-bbox="240 1218 332 1289">3.</td> <td data-bbox="337 1218 1065 1289">Landscaping</td> <td data-bbox="1070 1218 1232 1289">2</td> <td data-bbox="1237 1218 1448 1289">1</td> </tr> <tr> <td data-bbox="240 1295 332 1367">4.</td> <td data-bbox="337 1295 1065 1367">Rainwater Recharging (3 RWR pits)</td> <td data-bbox="1070 1295 1232 1367">8</td> <td data-bbox="1237 1295 1448 1367">2</td> </tr> <tr> <td data-bbox="240 1373 332 1514">5.</td> <td data-bbox="337 1373 1065 1514">Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)</td> <td data-bbox="1070 1373 1232 1514">5</td> <td data-bbox="1237 1373 1448 1514">2</td> </tr> <tr> <td data-bbox="240 1520 332 1646">6.</td> <td data-bbox="337 1520 1065 1646">Waste Management: (Collection of Solid Waste and disposal, Mechanical composter of 300 kg)</td> <td data-bbox="1070 1520 1232 1646">15</td> <td data-bbox="1237 1520 1448 1646">2</td> </tr> <tr> <td data-bbox="240 1652 332 1778">7.</td> <td data-bbox="337 1652 1065 1778">Energy Conservation measures (Solar lighting, CFL & solar panel system)</td> <td data-bbox="1070 1652 1232 1778">50</td> <td data-bbox="1237 1652 1448 1778">1</td> </tr> <tr> <td data-bbox="240 1785 332 1852"></td> <td data-bbox="337 1785 1065 1852" style="text-align: center;">TOTAL</td> <td data-bbox="1070 1785 1232 1852" style="text-align: center;">110</td> <td data-bbox="1237 1785 1448 1852" style="text-align: center;">11</td> </tr> </tbody> </table>			Sr. No.	Description	Capital (in Rs. Lakhs)	Recurring Cost (in Rs. Lakhs)	1.	Waste water Management: Dual plumbing system, Sewage Treatment Plant of 50 KLD, MBBR-UF	25	2	2.	Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets)	5	1	3.	Landscaping	2	1	4.	Rainwater Recharging (3 RWR pits)	8	2	5.	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	2	6.	Waste Management: (Collection of Solid Waste and disposal, Mechanical composter of 300 kg)	15	2	7.	Energy Conservation measures (Solar lighting, CFL & solar panel system)	50	1		TOTAL	110	11
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(During Operation Phase)

Sr. No.	Description	Recurring Cost (in Rs. Lakhs)
1.	Waste Water Management: - Sewage Treatment Plant	5
2.	Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1
3.	Landscaping	2
4.	Rainwater Recharging (Maintenance of 3 RWR pits)	2
5.	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	2
6.	Waste Management: (Collection of Solid Waste and disposal) (Mechanical composter of 300 kg)	3
7.	Energy Conservation measures (Solar lighting, CFL & solar panel system)	3
	TOTAL	18

During meeting, the Project Proponent apprised the Committee that earlier Consent to Establish under the provisions of Water Act 1974 & Air Act 1981 was granted to the commercial project for carrying out construction in the total land area of 7252.52 sqm having built up area of 15154.68 sqm. The built-up area of the project was less than 20,000 sqm as such the project does not attract the provisions of EIA notification dated 14.09.2006. However, now the proposal has been submitted for total built up area of 27,398.40 sqm as such the Project Proponent has submitted application for obtaining Environmental Clearance for carrying out activity covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Committee thereafter, perused the construction status report furnished by Punjab Pollution Control Board, wherein, it has been mentioned that the excavation work was in progress at the proposed site. In this regard, the Project Proponent apprised the Committee that the excavation work had been carried out during the period from Dec 21 to Jan 22, as the project does not attract the provisions of EIA Notification 2006 being built up area less than 20000 sqm at that time. Now the scheme has been revised to make it economically viable by increasing

the built up area to 27398.40 sqm. Presently only minor activity relating to the dressing of excavated soil is being carried out at the project site and no construction has been started. Further, the permission for carrying out excavation has already been obtained from the Department of Mining & Geology. A copy of permission was submitted by the Project Proponent, which was taken on record by the Committee.

The SEAC further observed that the installation of mechanical composter in the basement does not seem to be feasible and workable. The SEAC asked the Project Proponent to change the location of the mechanical composter and submit the revised layout plan by earmarking the location of the mechanical composter. The Project Proponent submitted a copy of revised layout plan by earmarking the location of mechanical composter, which was taken on record by the SEAC.

The SEAC observed that the Project Proponent has proposed to install solar panels to generate 3 KW of energy, which is negligible in comparison to the total power consumption for the project. The SEAC asked the Project Proponent to generate at least 10 KW of energy through the installation of solar panels. The Project Proponent agreed to the same and submitted layout plan of terrace by earmarking the location solar panels of 10 KW of power. The SEAC took copy of the said layout plan on record.

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 Commercial Project namely "Medallion 68" at Plot No. 2 & 3, Sector 68, District SAS Nagar, Punjab by M/s Turnstone Realty LLP, subject to the following 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 53 KLD, out of which 20 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.	53 KLD	42 KLD	42 KLD	33 KLD	Summer: 1 KLD Winter: 0.4 KLD Monsoon: 0.1 KLD	Summer: 7 KLD Winter: 8 KLD Monsoon: 8 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, 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) 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.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) 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.
- vii) 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.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) 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 100 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) of the proposed project as per the details given in Table below:

(During Construction Phase)

Sr. No.	Description	Capital (in Rs. Lakhs)	Recurring Cost (in Rs. Lakhs)
8.	Waste water Management: Dual plumbing system, Sewage Treatment Plant of 50 KLD, MBBR-UF	25	2
9.	Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets)	5	1
10.	Landscaping	2	1
11.	Rainwater Recharging (3 RWR pits)	8	2
12.	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	5	2

13.	Waste Management: (Collection of Solid Waste and disposal, Mechanical composter of 300 kg)	15	2
14.	Energy Conservation measures (Solar lighting, CFL & solar panel system)	50	1
	TOTAL	110	11

(During Operation Phase)

Sr. No.	Description	Recurring Cost (in Rs. Lakhs)	
8.	Waste Water Management: - Sewage Treatment Plant	5	
9.	Air & Noise Pollution Management: (Acoustics enclosures for DG sets)	1	
10.	Landscaping	2	
11.	Rainwater Recharging (Maintenance of 3 RWR pits)	2	
12.	Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	2	
13.	Waste Management: (Collection of Solid Waste and disposal) (Mechanical composter of 300 kg)	3	
14.	Energy Conservation measures (Solar lighting, CFL & solar panel system)	3	
	TOTAL	18	

XI. Validity

This environmental clearance will be valid for a period of 10 (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 Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- v) 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.
- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.

- viii) 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.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 222.03: Application for issuance of TORs for proposed steel Manufacturing Unit located at Village Talwara, G.T. Road, Sirhind side, Mandi Gobindgarh, Tehsil Amloh, District Fatehgarh Sahib, Punjab by M/s Impression Securities Private Limited unit Bharat Ispat Udyog (Proposal No. SIA/PB/IND/77043/2022).

The industry namely M/s Impression Securities Private Limited unit Bharat Ispat Udyog is engaged in the manufacturing of Angles, Channels, TMT Bars @ 1,40,000 TPA. The industry was granted Consent to Operate under the provisions of the Water Act 1974 & Air Act 1981 for the manufacturing of 400 MTD (1,40,000 TPA) of Angles, Channels, TMT Bars which is valid up to 31.03.2026. The industry is an existing rolling mill.

The industry has applied for issuance of TORs for the installation of new induction furnace of capacity 30 TPH and 1 concast machine in the already existing steel Manufacturing Unit located at Village Talwara, G.T. Road, Sirhind side, Mandi Gobindgarh, Tehsil Amloh, District Fatehgarh Sahib, Punjab. The industry has proposed to produce Steel Billets/Ingots @ 1,57,500 TPA by installing 1 Induction Furnace of capacity 30 TPH and 1,40,000 TPA Angles, Channels, TMT Bars, H.R. Strips.

The industry has submitted the Form I, prefeasibility report and other additional documents through online portal. The cost of the project is Rs. 60.52 Cr. The industry has deposited Rs.1,51,300/- vide NEFT no. N137221961930604 dated 17.05.2022 (Rs. 4,53,900/- 75% remaining fee will be deposited at the EC time), as checked & verified by the supporting staff of SEIAA.

The industry stated that no additional land area is required for expansion. The proposed expansion shall be carried out in the existing land area of 6.4 acres.

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

- (i) Sh. Pankaj Goyal, Director, M/s Impression Securities Private Limited Unit Bharat Ispat Udyog.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1.	Online Proposal No.	SIA/PB/IND/77043/2022
2.	Name and Location of the project	M/s Impression Securities Private Limited Unit Bharat Ispat Udyog Village- Talwara, G.T. Road, Sirhind side, Talwara road, Mandi Gobindgarh, Tehsil- Amloh, District Fatehgarh Sahib Punjab

3.	a) Category b) Activity (As per schedule appended to EIA Notification, 2006 as amended time to time.)	(a) B (b) Metallurgical Industries (ferrous & non-ferrous) (8), Schedule 3(a) as per EIA notification-2006.			
4.	Undertaking to effect that project is neither located near to PLPA area nor fall in the PLPA area	No, a self-declaration to the effect that the project does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900 submitted.			
5.	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No, a self-declaration to the effect that no land covered under the Forest Conservation Act 1980 is involved in the project submitted.			
6.	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972. A self-declaration in this regard submitted.			
7.	Classification/Land use pattern as per Master Plan	The industry is located in the industrial zone as per the Master Plan of Mandi Gobindgarh.			
8.	Existing Green area details	100 number of trees of species like Ashok, Jamun, Pipal, Neem planted. Photographs submitted.			
9.	Project Area Details:				
	S. No.	Details	Existing Land	Proposed Additional Land	Total land after Expansion
	1.	Plot Area (acres)	6.4	Nil	6.4
10.	Raw Material requirement as per following format:				
	S. No.	Raw Material	Existing (TPA)	Proposed (TPA)	After Expansion (TPA)
	1.	MS Scrap Ferro Alloys	Nil	1,73,250	1,73,250
11.	Production Capacity as per following format:				
	S. No.	Product name	Existing (TPA)	Proposed (TPA)	After Expansion (TPA)
	1.	Steel Ingots/billets,	Nil	1,57,500	1,57,500
	2.	TMT Bars, H.R. Strips, Angles, Channels	1,40,000	Nil	1,40,000
12.	Details of major productive machinery/plant				
	S. No.	Particulars	Existing	Proposed	After Expansion

1.	Induction Furnace	Nil	1X30 TPH	1X30 TPH
2.	Rollin Mill (Hot rolling)	2X15 Ton/hr	Nil	2X15 Ton/hr
3.	Concast	Nil	01 No.	01 No.

13. Water Requirements & its source:

S. No.	Description	Existing water demand (KLD)	Proposed water demand (KLD)	Total water demand (KLD)
1.	Domestic water demand	4.0 KLD	10.0 KLD	14.0 KLD
2.	Cooling (makeup water)	20.0 KLD	64.0 KLD	84.0 KLD
Total		24.0 KLD	74.0 KLD	98.0 KLD

Sources of water:

S. No.	Purposes	Source of water
1.	Domestic	Own tubewell
2.	Make-up water demand for cooling	Own tubewell
3.	Green area water demand	Treated waste water

14. Details of Effluent

Sr. No.	Details	Existing Quantity (KLD)	Expected after expansion (KLD)	Details of existing & proposed Effluent Control Device
i)	Industrial Effluent	Nil	Nil	---
ii)	Domestic Effluent	3.2	11.2	Will be treated in STP and Treated water will be reused in plantation.

15. Details of Emissions (After expansion)

Sr. No.	Source	Capacity (TPH)	Chimney Height (m)	Details of existing & proposed Air Pollution Control Device
i)	Induction Furnace	1X30 TPH	30	Side Suction Hood, Pulse Jet Bag filter with offline cleaning technology.

16.	Details of Hazardous waste and its disposal (After expansion)				
	Sr. No.	Hazardous Waste	Category	Quantity (After expansion)	Disposal arrangement
	1.	Gas Cleaning Residue (APCD dust)- Bag filter	35.1	0.75TPD	Sent to TSDF site/Madhav Alloys
	2.	Used Oil (kl/annum)	5.1	0.01 kl/annum	Used as Lubricant within the industry/sent to authorized recyclers.
17.	Energy Requirements (After expansion)			15,425 KW	

The SEAC perused the KML file of the project and observed that the Project Proponent has not adequate land area available to develop 33% green cover within the industrial premises. In this regard, the Project Proponent apprised the Committee that 15-16% plantation is to be developed within the industry and the remaining shall be developed in the nearby land area owned by the company to meet with the criteria of 33% plantation, mandatorily to be developed as per the EIA notification dated 14.09.2006.

The Committee observed that the industry falls in the industrial zone as per the Master Plan of Mandi Gobindgarh. After detailed deliberations, SEAC decided to categorize the project under Activity 3(a); B-1 with public consultation as required for the project. The Committee recommended the case to SEIAA to approve the Terms of Reference for proposed steel Manufacturing Unit located at G.T Road, Sirhind side, Mandi Gobindgarh, Tehsil Amloh, District Fatehgarh Sahib, Punjab for preparing Environmental Impact Assessment (EIA) report for the proposed project and recommended to SEIAA to issue the following TORs:

GENERAL CONDITIONS-

1. Introduction

- i. Background about the project
- ii. Need of the project
- iii. Purpose of the EIA study
- iv. Scope of the EIA study

Project description

A. Site Details

- i. Location of the project site covering village, Taluka/Tehsil, District and State.

- ii. Site accessibility
- iii. A digital toposheet in pdf or shape file compatible to google earth of the study area of radius of 10km and site location preferably on 1:50,000 scale. (including all eco-sensitive areas and environmentally sensitive places).
- iv. Latest High-resolution satellite image data having 1m-5m spatial resolution like quickbird, Ikonos, IRS P-6 pan sharpened etc., along with delineation of plant boundary co-ordinates. Area must include at least 100m all around the project location.
- v. Environment settings of the site and its surrounding along with map.
- vi. A list of major industries with name, products and distance from plant site within study area (10km radius) and the location of the industries shall be depicted in the study area map.
- vii. In case if the project site is in vicinity of the water body, 50 meters from the edge of the water body towards the site shall be treated as no development/construction zone. If it's near the wetland, Guidelines for implementing Wetlands (Conservation and Management) Rules, 2017 may be followed.
- viii. In case if the project site is in vicinity of the river, the industry shall not be located within the river flood plain corresponding to one in 25 years flood, as certified by concerned District Magistrate/Executive Engineer from State Water Resources Department (or) any other officer authorized by the State Government for this purpose as per the provisions contained in the MoEF&CC Office Memorandum dated 14/02/2022.
- ix. Type of land, land use of the project site.
- x. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process as per the MoEF&CC O.M. dated 7/10/2014 shall be furnished.
- xi. Engineering layout of the area with dimensions depicting existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

B. Forest and wildlife related issues (if applicable):

- i. Status of Forest Clearance for the use of forest land shall be submitted.
- ii. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife if the project site located within notified Eco-Sensitive Zone, 10km radius of national park/sanctuary wherein final ESZ notification is not in place as per MoEF&CC Office Memorandum dated 8/8/2019.
- iii. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, Eco-sensitive Zone and Eco-sensitive areas, the project proponent shall submit the map duly authenticated by Divisional Forest Officer showing the distance between the project site and the said areas.
- iv. Wildlife Conservation Plan duly authenticated by the Competent Authority of the State Government for conservation of Schedule I fauna, if any exists in the study area.

C. Salient features of the project

- i. Products with capacities in **Tons per Annum** for the proposed project.

- ii. If expansion project, status of implementation of existing project, details of existing/proposed products with production capacities in Tons per Annum.
- iii. Site preparatory activities.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other than raw materials, other chemicals and materials required with quantities and storage capacities.
- vi. Manufacturing process details along with process flow diagram of proposed units.
- vii. Consolidated materials and energy balance for the project.
- viii. Total requirement of surface/ ground water and power with their respective sources, status of approval.
- ix. Water balance diagram
- x. Details of Emission, effluents, hazardous waste generation and mode of disposal during construction as well as operation phase.
- xi. Man-power requirement.
- xii. Cost of project and scheduled time of completion.
- xiii. Brief on present status of compliance (Expansion/modernization proposals)
 - a. Cumulative Environment Impact Assessment for the existing as well as the proposed expansion/modernization shall be carried out.
 - b. In case of ground water drawl for the existing unit, action plan for phasing out of ground water abstraction in next three years except for domestic purposes and shall switch over to 100 % use of surface water from nearby source.
 - c. Copy of all the Environment Clearance(s) including Amendments thereto obtained for the project from MoEF&CC/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environment clearances including amendments shall be provided.
 - d. In case the existing project has not obtained Environment Clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the Regional Office of the SPCB shall be submitted.

D. Description of the Environment

- v. Study period
- vi. Approach and methodology for data collection as furnished below.

Attributes	Sampling		Remarks
	Network	Frequency	
A. Air Environment			

<p>Micro-Meteorological</p> <ul style="list-style-type: none"> • Wind speed (Hourly) • Wind direction • Dry bulb temperature • Wet bulb temperature • Relative humidity • Rainfall • Solar radiation • Cloud cover • Environmental Lapse Rate 	<p>Minimum 1 site in the project impact area</p>	<p>1 hourly continuous</p>	<ul style="list-style-type: none"> • IS 5182 Part 1-20 • Site specific primary data is essential • Secondary data from IMD, New Delhi • CPCB guidelines to be considered.
<p>Pollutants</p> <ul style="list-style-type: none"> • PM_{2.5} <hr/> <ul style="list-style-type: none"> • PM₁₀ <hr/> <ul style="list-style-type: none"> • SO₂ <hr/> <ul style="list-style-type: none"> • NO_x <hr/> <ul style="list-style-type: none"> • CO <hr/> <ul style="list-style-type: none"> • HC <hr/> <ul style="list-style-type: none"> • Other parameters relevant to the project and topography of the area 	<p>At least 8-12 locations</p>	<p>As per National Ambient Air Quality Standards, CPCB Notification.</p>	<ul style="list-style-type: none"> • Sampling as per CPCB guidelines • Collection of AAQ data (except in monsoon season) • Locations of various stations for different parameters should be related to the characteristic properties of the parameters. • The monitoring stations shall be based on the NAAQM standards as per GSR 826(E) dated 16/11/2009 and take into account the predominant wind direction, population zone and sensitive receptors including reserved forests, • Raw data of all AAQ measurement for 12 weeks of all stations as

Attributes	Sampling		Remarks
	Network	Frequency	
			per frequency given in the NAAQM Notification of 16/11/2009 along with min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.
B. Noise			
<ul style="list-style-type: none"> Hourly equivalent noise levels 	least 8-12 locations	per CPCB norms	
C. Water			
Parameters for water quality <ul style="list-style-type: none"> pH, temp, turbidity, magnesium hardness, total alkalinity, chloride, sulphate, nitrate, fluoride, sodium, potassium, salinity Total nitrogen, total phosphorus, DO, BOD, COD, Phenol Heavy metals Total coliforms, faecal coliforms Phyto plankton Zoo plankton 	samples for water quality should be collected and analyzed as per: <ul style="list-style-type: none"> IS: 2488 (Part 1-5) methods for sampling and testing of Industrial effluents Standard methods for examination of water and wastewater analysis published by American Public Health Association. 		
For River Bodies <ul style="list-style-type: none"> Total Carbon pH Dissolved Oxygen Biological Oxygen Demand Free NH4 Boron Sodium Absorption Ratio Electrical 	<ul style="list-style-type: none"> Surface water quality of the nearest River (60m upstream and downstream and other surface water 	<ul style="list-style-type: none"> Yield of water sources to be measured during critical season Standard methodology for collection of surface water (BIS standards) 	

Attributes	Sampling		Remarks
	Network	Frequency	
Conductivity	bodies		
For Ground Water	<ul style="list-style-type: none"> Ground water monitoring data should be collected at minimum of 8 locations (from existing wells /tube wells/existing current records) from the study area and shall be included. 		
D. Traffic Study			
<ul style="list-style-type: none"> Type of vehicles Frequency of vehicles for transportation of materials Additional traffic due to proposed project Parking arrangement 			
E. Land Environment			
Soil <ul style="list-style-type: none"> Particle size distribution Texture pH Electrical conductivity Cation exchange capacity Alkali metals Sodium Absorption Ratio (SAR) Permeability Water holding capacity Porosity 	Soil samples be collected as per BIS specifications		
Land use/Landscape <ul style="list-style-type: none"> Location code Total project area Topography Drainage (natural) Cultivated, forest, plantations, water bodies, roads and settlements 			

E. Biological Environment

Attributes	Sampling		Remarks
	Network	Frequency	
<p>Aquatic</p> <ul style="list-style-type: none"> • Primary productivity • Aquatic weeds • Enumeration of phyto plankton, zoo plankton and benthos • Fisheries • Diversity indices • Trophic levels • Rare and endangered species • Marine Parks/ Sanctuaries/ closed areas /coastal regulation zone (CRZ) <p>Terrestrial</p> <ul style="list-style-type: none"> • Vegetation-species list, economic importance, forest produce, medicinal value • Importance value index (IVI) of trees • Fauna • Avi fauna • Rare and endangered species • Sanctuaries / National park / Biosphere reserve • Migratory routes 			<ul style="list-style-type: none"> • Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. Indicator species which indicate ecological and environment degradation should be identified and included to clearly state whether the proposed project would result in to any adverse effect on any species. • Samples to collect from upstream and downstream of discharge point, nearby tributaries at downstream, and also from dug wells close to activity site. • For forest studies, direction of wind should be considered while selecting forests. • Secondary data to collect from Government offices, NGOs, published literature.
<p>F. socio-economic</p> <ul style="list-style-type: none"> • Demographic structure • Infrastructure resource base • Economic resource base • Health status: Morbidity pattern • Cultural and 			<ul style="list-style-type: none"> • Socio-economic survey is based on proportionate, stratified and random sampling method. • Primary data collection through questionnaire • Secondary data from census records, statistical hard books, topo sheets, health records and relevant official records available with Govt. Agencies

aesthetic attributes	
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Attributes	Sampling		Remarks
	Network	Frequency	
• Education			

vii. Interpretation of each environment attribute shall be enumerated and summarized as given below:

- Ambient air quality
- Ambient Noise quality
- Surface water quality
- Ground water quality
- Soil quality
- Biological Environment
- Land use
- Socio-economic environment

E. Anticipated Environment Impacts and mitigation measures (In case of expansion, cumulative impact assessment shall be carried out)

i. Identification of potential impacts in the form of a **matrix** for the construction and operation phase for all the environment components

Activity	Environment	Ecological	Socio-economic
Construction phase			
Operation phase			

ii. Impact on ambient air quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)

a. Construction phase

b. Operation phase

- Details of stack emissions from the existing as well as proposed activity.
- Assessment of ground level concentration of pollutants from the stack emission based on AQIP Modelling The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any along with wind rose map for respective period
- Impact on ground level concentration, under normal, abnormal and emergency conditions. Measures to handle emergency situations in the event of uncontrolled release of emissions.

iii. Impact on ambient noise quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)

a. Construction phase

b. Operation phase

iv. Impact on traffic (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)

a. Construction phase

b. Operation phase

v. Impact on soil quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)

- a. Construction phase
 - b. Operation phase
- vi. Impact on land use (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase
- vii. Impact on surface water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase
- viii. Impact on ground water resource and quality (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase
- ix. Impact on terrestrial and aquatic habitat (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase
- x. Impact on socio-economic environment (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase
- xi. Impact on occupational health and safety (Sources; Embedded control measures; Assessment; Mitigation measures; Residual impact)
 - a. Construction phase
 - b. Operation phase

2. Analysis of Alternatives (Technology & Site)

- i. No project scenario
- ii. Site alternative
- iii. Technical and social concerns
- iv. Conclusion

3. Environmental Monitoring Program

- i. Details of the Environment Management Cell
- ii. Performance monitoring schedule for all pollution control devices shall be furnished.
- iii. Corporate Environment Policy
 - a. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - b. Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environment or forest norms / conditions? If so, it may be detailed in the EIA.
 - c. What is the hierarchical system or Administrative order of the company to deal with the environment issues and for ensuring compliance with the environment clearance conditions? Details of this system may be given.
 - d. Does the company have system of reporting of non compliances / violations of environment norms to the Board of Directors of the company and / or shareholders

or stakeholders at large? This reporting mechanism shall be detailed in the EIA report

iv. Action plan for **post-project environment monitoring matrix:**

Activity	Aspect	Monitoring Parameter	Location	Frequency	Responsibility
Construction phase					
Operation phase					

4. Additional Studies

- i. Public consultation details (Entire proceedings as separate annexure along with authenticated English Translation of Public Consultation proceedings).
- ii. Summary of issues raised during public consultation along with action plan to address the same as per MoEF&CC O.M. dated 30/09/2020

S	Physical activity and action plan		Year of implementation (Budget in INR)			Total Expenditure (Rs. in Crores)
	Name of the Activity	Physical Targets	1 st	2 nd	3 rd	

- iii. Risk assessment
 - Methodology
 - Hazard identification
 - Frequency analysis
 - Consequence analysis
 - Risk assessment outcome
- iv. Emergency response and preparedness plan

5. Project Benefits

- i. Environment benefits
- ii. Social infrastructure
- iii. Employment and business opportunity
- iv. Other tangible benefits

6. Environment Cost Benefit Analysis

- i. Net present value
- ii. Internal rate of return
- iii. Benefit cost ratio
- iv. Cost effectiveness analysis

7. Environment Management Plan (Construction and Operation phase)

- i. Air quality management plan
- ii. Noise quality management plan
- iii. Solid and hazardous waste management plan
- iv. Effluent management plan

- v. Storm water management plan
- vi. Rain water harvesting plan
- vii. Occupational health and safety management plan
- viii. Green belt development plan
- ix. Socio-economic management plan
- x. Wildlife conservation plan (In case of presence of schedule I species)
- xi. Total capital cost and recurring cost/annum for environment pollution control measures shall be included.

8. Conclusion of the EIA study

9. In addition to the above, any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.

SPECIAL CONDITIONS-

1. For Large ISPs, a 3-D view i.e. DEM (Digital Elevation Model) for the area in 10 km radius from the proposal site. MRL details of project site and RL of nearby sources of water shall be indicated.
2. Plan for the implementation of the recommendations made for the steel plants in the CREP guidelines.
3. Plan for solid wastes utilization
4. Plan for utilization of energy in off gases (coke oven, blast furnace)
5. System of coke quenching adopted with justification.
6. Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other recycled materials.
7. Details on toxic metal content in the waste material and its composition and end use (particularly of slag).
8. Details on toxic content (TCLP), composition and end use of slag.
9. 100 % dolo char generated in the plant shall be used to generate power.
10. Fourth Hole fume extraction system shall be provided for SAF.WHR system shall be installed to recover sensible heat from flue gases of EAF. Provision for installation of jigging and briquetting plant to utilise the fines generated in the process.
11. No tailing pond is permitted for Iron ore slimes. Dewatering and filtration system shall be provided.
12. Emission/effluent norms as per G.S.R 894 (E) dated 4/12/2019.

Item no.222.04: Application for Environment Clearance of clinker grinding unit with cement production at Village Sadhroar Tehsil Rajpura, District Patiala & Village Haripur, Tehsil & District Fatehgarh Sahib, Punjab by M/s Ultra Tech Cement Ltd. (Proposal No. SIA/PB/IND/77225/2021).

The industry has submitted an application for Environment Clearance for establishment of stand-alone Clinker Grinding Unit with Cement production capacity of 3.0 MTPA and D.G. Set of capacity (2x6 MW) in the revenue estate of Village Sadhroar Tehsil Rajpura, District Patiala & Village Haripur, Tehsil & District Fatehgarh Sahib, Punjab. The Project is covered under activity 3(b) & Category 'B1' as per EIA Notification, 2006.

The industry has submitted the Form 2, Pre-feasibility report and other additional documents through online portal. He had also deposited the requisite fee amounting Rs. 41.25 lacs through NEFT no. HDFCR522022052771393431 dated 24.05.2022, as verified by supporting staff SEIAA. Earlier, the industry has deposited Rs. 6.25 lacs on 07.07.2021 & Rs. 7.50 lacs on 05.08.2021, which now adds up to 55 lacs against the project cost of Rs. 550 Crores. The adequacy of the fee has been checked and verified by the supporting staff SEIAA.

The industry was issued Terms of Reference for carrying out EIA study vide SEIAA letter no. 4742 dated 28.09.2021, wherein standard as well as specific ToRs were issued. The said ToR were issued for total land area of 28.88 Ha (71.371 acres) falling in the revenue estate of village Haripur, Sadhroar & Sural Khurad. Thereafter, the industry submitted request letter dated 07.02.2022 for amendment in the said ToR w.r.t change in area of the project site. Accordingly, the industry was granted amendment in ToR vide SEIAA letter no. 5076 dated 17.02.2022 for the total land area of 21 Ha. The total land area of 21 Ha. now falls in the revenue estate of village Haripur & Sadhroar.

As per the mandate of the EIA notification dated 14.09.2006, the two public hearings were conducted in the village Sadhroar, Tehsil Rajpura, District Patiala and Village Haripur, Tehsil & District Fatehgarh Sahib on 12.04.2022. These public hearings were conducted on same dated but with different timing.

Punjab Pollution Control Board vide letter no. 11382 dated 27.05.2022 conveyed the proceedings of the public hearing conducted on 12.04.2022 in the village Sadhroar, Tehsil Rajpura, District Patiala and Village Haripur, Tehsil & District Fatehgarh Sahib. As per the said letter, the industry has not started any construction activity at the site for proposed project. Further, the industry was granted Consent to Establish under the provisions of Water Act 1974 & Air Act 1981 vide letter dated 30.03.2022 after considering that the site is suitable for establishment of such type of units.

The industry has submitted final EIA report after incorporating the compliance of the ToRs issued and compliance of decisions of the public hearing.

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

1. Mr. K.V Reddy, Corporate Head (Env), M/s Ultra Tech Cement Limited.
2. Sh. Naresh Doot, JM Environment Private Limited.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Industry & Project Proponent:	M/s. UltraTech Cement Limited (Unit: Rajpura Cement Works) Dr. K.V. Reddy (Joint President & Corporate Head - Environment)
1.2	Proposal:	SIA/PB/IND/77225/2021
1.3	Location of Industry:	Village: Sadhroar, Tehsil: Rajpura, District: Patiala and Village: Haripur, Tehsil & District: Fatehgarh Sahib (Punjab)
1.4	Details of Land area & Built up area:	21.0 Ha / 210000 sqm
1.5	Category under EIA notification dated 14.09.2006	B1
1.6	Cost of the project	Rs. 550 Crores
1.7	Compliance of Public Hearing Proceedings	Public Hearing for the proposed project was conducted separately for each district on 12 th April, 2022 at 11:00 AM in Patiala and at 01:00 PM in Fatehgarh Sahib at Proposed project site of the industry located in the revenue estate of Village: Sadhroar, Tehsil: Rajpura, District: Patiala and Village: Haripur, Tehsil & District: Fatehgarh Sahib. The major issues raised during public hearing were: Employment, Environment, Land, Socio Economic development, etc. Detailed action plan is enclosed as Annexure – 1.
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The proposed project site falls in the revenue estate of Village: Sadhroar, Tehsil: Rajpura, District: Patiala and Village: Haripur, Tehsil & District: Fatehgarh Sahib. The permission for change of land use for total land area of 96.20 acres falling in village Haripur & 7.625 acres falling in the village Sadhroar & Sural Khurad obtained, the details of the same are in the following column.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof:	Permission for Change of Land Use (CLU) for the proposed Clinker Grinding Unit has been obtained and land use has been changed from agricultural land to industrial land. CLU for the project site has been issued by Punjab Bureau of Investment Promotion and Urban Development Department:

	(CLU/building plan approval status)	<ul style="list-style-type: none"> • Permission issued vide Letter No. U.O. No. PBIP/STP/2015/239 dated 14th July, 2015 for the total land area measuring 96.20 acres in village Haripur • Permission issued vide Letter no. U.O. No. PBIP/STP/2016/456 dated 01st April, 2016 for the total land area measuring 7.625 acres falling in the village Sadhroar & Sural Khurad 			
3	Forest, Wildlife and Green Area				
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No land is covered under ambit of Forest Conservation Act 1980. A self-declaration in this regard has been submitted.			
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No land is covered under Punjab Land Preservation Act 1900.			
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, wildlife area (National Parks, Sanctuaries/ Protected areas etc) involved in the project. Therefore, project does not attract the provisions of Wildlife Protection Act 1972. A self-declaration in this regard has been submitted.			
3.4	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable			
3.5	Green area requirement and proposed No. of trees:	33% of total area i.e., 69300 sqm is kept for green belt development. Proposed number of trees- 10395			
4.	Raw Material & product details				
4.1	Raw Material Details				
	S. No.	Raw Material	Quantity (Million TPA)	Source	Distance & Mode of Transportation (by Road)
	1.	Clinker	2.85	i. Integrated Cement Plant of UltraTech Cement viz. Baga Cement Works, ii. Kotputli Cement Works, iii. Aditya Cement Works and other UTCL units	i. Baga Cement Works - 175 km ii. Kotputli Cement Works - 400 km iii. Aditya Cement Works - 820 km

	2.	Gypsum	0.15	i. local traders ii. Jammu, J & K	i. Local Traders - 25 - 50 km ii. Jammu J & K 450 km	
	3.	Fly ash	1.05	i. Nabha Power Ltd., Nabha; ii. Talwandi Sabo Power Ltd., Talwandi; iii. GVK, Jalandhar; iv. National Fertilizers Ltd., Nangal, Punjab and other nearby TPP of nearby area.	i. NPL, Nabha - Adjacent ii. TSPL, Talwandi - 150 km iii. GVK, Jalandhar - 160 km iv. NFL, Nangal - 130 km	
4.2	Process description		Major steps involved in the process of clinker grinding unit are given below: i. Clinker storage and handling ii. Fly ash storage and handling iii. Gypsum storage and handling iv. Cement production and storage v. Cement packing and dispatch			
4.2	Product Details		S. No.	Particulars	Unit	Proposed Capacity
			1.	Cement	Million TPA	3.0
			2.	DG Set	MW	2 x 6
5	Water					
5.1	Total water requirement:		Total Water requirement - 200 KLD The water demand shall be met for following purposes: i. Domestic & Drinking - 20 KLD ii. Process/Cooling - 115 KLD iii. Dust Suppression - 30 KLD iv. Greenbelt / Plantation -25 KLD v. Other (Fire Hydrant and MIS) – 10 KLD			
5.2	Source:		Rajpura Distributary and Ground Water			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof		Application for withdrawal of water from Rajpura Distributary has been submitted to the Executive Engineer, Debigarh Division, Patiala (Punjab) on 25 th April, 2022. A copy of receipt of the application submitted for abstraction of 200 KLD of water from nearby canal submitted.			
5.4	Total water requirement for domestic purpose:		20 KLD			
5.4.1	Total wastewater generation:		15 KLD			
5.4.2	Treatment methodology for		STP of capacity 20 KLD will be installed. The STP shall be based on Aerobic biological treatment Technology and shall be comprised of following components:			

	<i>domestic wastewater: (STP capacity, technology & components)</i>	<ul style="list-style-type: none"> • Screen • Equalization Tank • MBBR Tank • Settling Tank • Dual Media Filter • Activated Carbon Filter • Softener • Disinfection through Sodium Hypochlorite 																																
5.5	Total water requirement for industrial purpose:	125 KLD including 115 KLD to be utilized in the process/cooling and remaining 10 KLD to be utilized in the fire hydrant.																																
5.5.1	<i>Total effluent generation:</i>	Nil as the entire quantity of 55 KLD recycled back in the process and remaining 60 KLD shall be lost due to evaporation.																																
5.5.2	<i>Treatment methodology for industrial wastewater: (ETP capacity, technology & components)</i>	Not applicable																																
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Domestic waste water (15 KLD) generated from office toilets and canteen will be treated in STP of 20 KLD capacity and treated water (12 KLD) will be used for greenbelt development / plantation in all the three seasons.																																
5.7	Cumulative Details:																																	
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Water Consumption (KLD)</th> <th>Waste Water Generation (KLD)</th> <th>Treatment & Disposal</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Process/Cooling</td> <td>115</td> <td>0</td> <td rowspan="5"> <ul style="list-style-type: none"> ➤ RO Reject water (01 KLD) will be used for mill spray. ➤ Domestic waste water (15 KLD) generated from office toilets and canteen will be treated in STP of 20 KLD capacity and treated water will be used for greenbelt development / plantation. </td> </tr> <tr> <td>2</td> <td>Dust Suppression</td> <td>30</td> <td>0</td> </tr> <tr> <td>3</td> <td>Drinking and Domestic</td> <td>20</td> <td>15</td> </tr> <tr> <td>4</td> <td>Greenbelt / Plantation</td> <td>25</td> <td>0</td> </tr> <tr> <td>5</td> <td>Other (Fire hydrant and MIS)</td> <td>10</td> <td>0</td> </tr> <tr> <td colspan="2">Total</td> <td>200</td> <td>15</td> <td></td> </tr> </tbody> </table>	Sr. No.	Particulars	Water Consumption (KLD)	Waste Water Generation (KLD)	Treatment & Disposal	1	Process/Cooling	115	0	<ul style="list-style-type: none"> ➤ RO Reject water (01 KLD) will be used for mill spray. ➤ Domestic waste water (15 KLD) generated from office toilets and canteen will be treated in STP of 20 KLD capacity and treated water will be used for greenbelt development / plantation. 	2	Dust Suppression	30	0	3	Drinking and Domestic	20	15	4	Greenbelt / Plantation	25	0	5	Other (Fire hydrant and MIS)	10	0	Total		200	15			
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Total		200	15																															
	<p>i. In summer season, the treated wastewater of 12 KLD and fresh water of 25 KLD, which adds up to 37 KLD shall be utilized for the green belt development.</p> <p>ii. In winter season, the water demand shall be reduced from 200 KLD to 181 KLD. Besides this, the treated wastewater of 11 KLD and fresh water of 25 KLD, which adds up to 36 KLD shall be utilized for the green belt development.</p>																																	

	iii. In rainy season, the water demand shall be reduced from 200 KLD to 186 KLD as the water consumed in domestic utility will reduce from 20 KLD to 18 KLD and for cooling machinery be reduced from 115 KLD to 103 KLD. Besides this, the treated wastewater of 12 KLD and fresh water of 6 KLD, which adds up to 18 KLD shall be utilized for the green belt development.																																																
5.8	<p>Rain water harvesting proposal:</p> <ul style="list-style-type: none"> ➤ Artificial Rainwater harvesting inside the Grinding Unit works out to be 94650 cum/year. ➤ M/s. UltraTech Cement Ltd (Unit: Rajpura Cement Works) is proposing Rain water harvesting in the proposed plant and Summary of Rainfall Run-off within Industrial Premises is as below: <table border="1"> <thead> <tr> <th>S. No</th> <th>Land use type</th> <th>Area (Sq.m.)</th> <th>Average Annual Rainfall (m)</th> <th>Runoff Coefficient</th> <th>Quantity of Rainfall Runoff (Cum/annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Roof-top</td> <td>61500</td> <td>0.72449</td> <td>0.85</td> <td>37872.71</td> </tr> <tr> <td>2.</td> <td>Road and</td> <td>52900</td> <td>0.72449</td> <td>0.65</td> <td>24911.59</td> </tr> <tr> <td>3.</td> <td>Open</td> <td>26300</td> <td>0.72449</td> <td>0.20</td> <td>3810.82</td> </tr> <tr> <td>4.</td> <td>Green</td> <td>69300</td> <td>0.72449</td> <td>0.15</td> <td>7531.07</td> </tr> <tr> <td colspan="2">Total</td> <td>210000</td> <td></td> <td></td> <td>74126.194</td> </tr> </tbody> </table> <p>The Summary of Rainwater Harvesting & Recharge Potential is:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Particulars</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Ground Water Requirement</td> <td>200 KLD/66000 cum/annum</td> </tr> <tr> <td>2.</td> <td>Net Rainwater Harvested inside the Project Site</td> <td>74126.194 cum/annum</td> </tr> <tr> <td>3.</td> <td>Net Development</td> <td>112%</td> </tr> </tbody> </table> <p>Therefore, net harvesting will be 112%.</p> <ul style="list-style-type: none"> ➤ Also, Rain water will be harvested in the nearby village ponds & school by installing recharge pits and recharge wells to fulfill more than 112% rainwater harvesting from inside and outside the Proposed Clinker Grinding Unit. 	S. No	Land use type	Area (Sq.m.)	Average Annual Rainfall (m)	Runoff Coefficient	Quantity of Rainfall Runoff (Cum/annum)	1.	Roof-top	61500	0.72449	0.85	37872.71	2.	Road and	52900	0.72449	0.65	24911.59	3.	Open	26300	0.72449	0.20	3810.82	4.	Green	69300	0.72449	0.15	7531.07	Total		210000			74126.194	S. No.	Particulars	Details	1.	Total Ground Water Requirement	200 KLD/66000 cum/annum	2.	Net Rainwater Harvested inside the Project Site	74126.194 cum/annum	3.	Net Development	112%
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6.1	<p>Details of Air Polluting machinery & APCD:</p> <p>The details of emissions from the clinker grinding unit and their mitigation measures are discussed as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Emissions</th> <th colspan="2">Source</th> <th rowspan="2">Mitigation measures</th> </tr> <tr> <th>Plant Unit</th> <th>Section</th> </tr> </thead> <tbody> <tr> <td>PM</td> <td>Grinding Unit</td> <td>Cement Mill</td> <td>High efficiency Bag House with Cement Mill Stack.</td> </tr> </tbody> </table>	Emissions	Source		Mitigation measures	Plant Unit	Section	PM	Grinding Unit	Cement Mill	High efficiency Bag House with Cement Mill Stack.																																						
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Fugitive Emission	Grinding Unit	Raw Material Handling & Storage	<ul style="list-style-type: none"> • Covered Conveyor belts will be provided for transfer of raw materials / finished products. • Bag filters will be provided at all material transfer points • Fly ash will be received through Pipeline from adjoining Nabha Power Plant and through closed bulkers (from other sources) & fed into silo through pneumatic system. • Clinker, Fly ash and Cement will be stored in the silos. • Gypsum will be stored in the covered sheds. • Water sprinkling will be done to control dust. • Road sweeping machines will be used • Proper maintenance of vehicles will be done to reduce gaseous emissions • PUC certified vehicles will be used • Greenbelt/ plantation will be carried out along the plant boundary to attenuate air pollution.
		Transportation activity	

List of air pollution control equipment is given as:

S. No.	Locations	Proposed APCD	Nos.	Efficiency
1.	Cement Mill	Bag House	1	99 %
2.	Packing Plant	Bag Filters	4	99%
3.	Transfer Points	Bag Filters	16	99%

7	Waste Management						
7.1	Solid waste generation & its management (Mechanical Composter/Compost pits)	Plant Unit	Section	Type of Waste	Waste	Quantity	Treatment / Disposal
		Grinding Unit	APCD	SW	Dust	-	Dust collected from various APCDs will be totally recycled into the process.
		STP	-	SW	STP Sludge	0.8 Kg/month	Used as manure for greenbelt development / plantation
		MSW	Plant Canteen	Dry	Bottles, paper, cans, textile, etc.	5 - 10 kg/month	Will be sold to registered recycler.
	Wet			Kitchen and canteen/	0.001 TPD	Will be Disposed after segregating into bio-degradable	

					Green waste		and non-degradable waste.																																																				
7.2	Hazardous Waste generation & its management	<table border="1"> <thead> <tr> <th>Plant Unit</th> <th>Section</th> <th>Type of Waste</th> <th>Waste</th> <th>Quantity</th> <th>Treatment / Disposal</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Plant Maintenance</td> <td rowspan="3">Different sections</td> <td rowspan="3">HW</td> <td>Used / Spent Oil (5.1) and Waste</td> <td>15 KL/annum</td> <td rowspan="3">Will be Sold to the authorized CPCB recyclers</td> </tr> <tr> <td>Residue containing oil (5.2)</td> <td>5.0 KL/annum</td> </tr> <tr> <td>Empty Barrels (33.1)</td> <td>15 Nos./annum</td> </tr> </tbody> </table>						Plant Unit	Section	Type of Waste	Waste	Quantity	Treatment / Disposal	Plant Maintenance	Different sections	HW	Used / Spent Oil (5.1) and Waste	15 KL/annum	Will be Sold to the authorized CPCB recyclers	Residue containing oil (5.2)	5.0 KL/annum	Empty Barrels (33.1)	15 Nos./annum																																				
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8.3	Energy saving measures:	<p>The following measures are proposed by M/s. UltraTech Cement Ltd (Unit: Rajpura Cement Works) for further reduction in specific energy consumption:</p> <ul style="list-style-type: none"> ⌘ Energy Audits will be conducted at regular intervals. ⌘ Power will be saved by Optimizing the Start/Stop Timings and interlocking of Equipment. 																																																									

		<ul style="list-style-type: none"> ⌘ Energy will be Saved by removing damper from Process fan and optimized operation with Medium Voltage Drive (MVD). ⌘ High Energy Efficient equipment will be installed after proper planning at design phase. ⌘ APFC (Automatic Power Factor Control) panel for HT and LT line to improve power factor (Unity) of the system. ⌘ Installing low watt tube lights / LEDs. ⌘ Minimizing idle running of vehicle, machines and electrical appliances. ⌘ Optimizing loads and periodic preventive maintenance and lubrication. ⌘ Prevention of leakages of compressed air. ⌘ Installation of Solar based LED lights instead of conventional lighting in Plant area. ⌘ Energy saving by using day light by installing light pipe and Using transparent sheet [day light] in Workshop, Store and Gypsum yard. ⌘ Optimum pulley diameter of the identified D/C fans. ⌘ Switching off unnecessary lights by micro based timer. ⌘ Welding set energy saver. ⌘ Use of Optimum size and energy efficient Motors. ⌘ Energy conservation by stopping idle running hrs. of equipment. ⌘ Automatic Star Delta starter for load varying application like conveyer belts etc. ⌘ Installation of Variable Frequency Drive for all the auxiliary bag filter fans for energy saving. ⌘ Installation of power less bag diverters for packing plant instead of conventional motorized bag diverters. ⌘ Installation of Solar Geyser at guest house. ⌘ Prevention of leakages of compressed air. ⌘ Internal & external training and awareness programs on energy conservation.
8.4	Details of activities proposed under Environment Management Plan:	

S. No.	Particulars	Capital cost in Crores	Recurring cost / annum in Crores
1.	Air pollution control	20.5	0.86
2.	Water pollution control & Water Management	2.5	0.10
3.	Noise pollution control	1.5	0.07
4.	Environment monitoring and Environment Cell	3.0	0.10
5.	Occupational Health (Initial & Periodical Medical Check-ups)	0.75	0.04
6.	Greenbelt and Plantation	0.5	0.02
7.	Others (Housekeeping and Vacuum Sweeping Machine, Environmental Awareness Program)	1.25	0.06
Total		30	1.25

Annexure - 1

Table - 1 (a)

Issues / Points / Opinions of Local Public raised verbally during the Public Hearing at District Patiala

S. No.	Name of the Person	Issues / Points / Opinions of Local Public	Reply by Project Proponent (During and After PH)	Action Plan along with Budgetary Allocation
1.	Employment			
i.	Kashmir Singh, Sarpanch, Sural Kalan Village	Prefer the local youths for employment in the industry.	Preference in employment will be given to locals as per requirement and their eligibility.	Proposed project will generate direct employment opportunities for 500 persons during the construction phase of the project in addition to indirect employment opportunities for local villagers. During operational phase of the project, total 120 number of persons will be employed, where the preference will be given to suitable candidates from local as per their eligibility, skills, and experience.
ii.	Rajinder Singh, Sadhroar Village	Jobs to be provided by the company should be non-transferrable		
iii.	Ajmer Singh, Kotla Village	Provide employment to locals on preference and eligibility basis.		
iv.	Jagdish Kumar Jagga, Rajpura Village	Prefer the local youth for employment in the industry and also give the same in writing.		
2.	Environment			
2 (a).	Pollution			
i.	Rajinder Singh,	Have no problem with the establishment of the	Company will install high technology Pollution	The total cost earmarked for Environmental Protection

S. No.	Name of the Person	Issues / Points / Opinions of Local Public	Reply by Project Proponent (During and After PH)	Action Plan along with Budgetary Allocation
	Sadhroar Village	unit if it does not create problem of pollution in the area as earlier being created by nearby industry i.e., Nabha Power Limited.	control equipment and water sprinkling will be done.	Measures is Rs. 30 Crores as capital cost and Rs. 1.25 Crores/ annum as recurring cost; out of which, Rs. 20.5 Crores has been earmarked as capital cost for air pollution control and Rs. 0.86 Crores / annum as recurring cost.
ii.	Jagdish Kumar Jagga, Rajpura Village	Industry is required to take care of the problem of air pollution.	The major source of pollution in Grinding unit is Particulate Matter from the Cement Mill. The cement mill will be provided with Bag House; along with that, 04 nos. of Bag Filters will be provided at Packing Plant and 16 nos. of bag filters will be provided at various material transfer points to control fugitive emissions. Air pollution monitoring will be done at regular intervals and Online monitoring systems will be installed to keep a check on air pollution.	
2 (b). Plantation				
i.	Ajmer Singh, Kotla Village	Industries generally claimed to provide green belt before establishment of the unit but it does not provide on the later stage.	Company assures to comply with the environmental laws including the provision of green belt. As per requirement, 33% of the total plant area will be developed under greenbelt and plantation in three years. Plantation will also be done in nearby villages (Village Sadhroar, Surul Khurd, Kotla & Nalas Khurd) with the help of local administration; and	The company will spend Rs. 2.0 Lacs for planation in nearby villages.

S. No.	Name of the Person	Issues / Points / Opinions of Local Public	Reply by Project Proponent (During and After PH)	Action Plan along with Budgetary Allocation
			500 saplings will be planted in each village.	
3.	<i>Socio Economic Development</i>			
i.	Kashmir Singh, Sarpanch, Sural Kalan Village	Provide facilities in the villages.	<p>The company will undertake various socio-economic development activities such as:</p> <ul style="list-style-type: none"> ▪ Vocational Training Centre (01 no.) will be constructed for Self-employment oriented training at in trade of – Sewing, Dress making, Computer, Beautician, House wiring, Carpentry & Plumbing in Village Sadhroar. ▪ Repair of Phirni (~2000 ft.) of Village Sadhroar ▪ Repair & strengthening of internal roads of Village Sadhroar & Sural Khurd ▪ Construction of Boundary Wall at Old Gurudawara Sahib at Village Sadhroar ▪ Construction of Open CC drain (500 mts) at Village Sadhroar ▪ Renovation of Govt. School (02 no.) at Village Sadhroar & Sural Khurd ▪ Modify Play Ground (01 no.) of Primary School at Village Sadhroar ▪ Provide Computers (05 nos) in Govt. 	<ul style="list-style-type: none"> ▪ Company will spend Rs. 10.0 Lacs for construction of Vocational Training Centre in Village Sadhroar. ▪ Rs. 7.0 Lacs will be spent for repair of Phirni of Village Sadhroar and Rs. 5.0 Lacs for repair & strengthening of internal roads of Village Sadhroar & Sural Khurd. ▪ Company will spend Rs. 3.0 Lacs for construction of Boundary Wall at Old Gurudawara Sahib at Village Sadhroar and Rs. 7.50 Lacs for construction of Open CC drain. ▪ Company has earmarked Rs. 5.0 Lacs for renovation of Govt. School, Rs. 1.0 Lac for modification of Play Ground of Primary School and Rs. 1.5 Lacs for providing computers. ▪ Company has allocated Rs. 10 Lacs for providing 01 no. Medical Mobile Van. ▪ Rs. 1.0 Lacs will be spent for providing solar street lights.

S. No.	Name of the Person	Issues / Points / Opinions of Local Public	Reply by Project Proponent (During and After PH)	Action Plan along with Budgetary Allocation
			<p>School at Village Sadhroar</p> <ul style="list-style-type: none"> ▪ Provide Medical Mobile Van (01 no.) (for medicine & checkup) in Village Sadhroar, Sural Khurd, Sural Kalan, Nalas Khurd, Harna & Haripur ▪ Provide solar street lights (10 nos) in Village Sadhroar & Sural Khurd. 	
ii.	Rajinder Singh, Sadhroar Village	Provide playground in the village.	Demand for development of playground in the village will be considered after allotment of suitable place by Gram Panchayat.	Company will spend Rs. 2.0 Lacs in development of playground.
4.	Land			
i.	Jagdish Kumar Jagga, Rajpura	L&T thermal plant had given assurance to acquire some infertile land of farmers in the area and to give compensation to the farmers for the same but they had not acquired the land later on.	Industry shall provide required support on sale of vacant land between thermal power plant and UltraTech Cement Limited after discussion with the villagers and administration.	-
ii.	Jasveer Singh, Sadhroar	There is some land vacant between the upcoming plant of Ultratech Cement and Thermal Power Plant in which neither the agriculture nor any other activity can be carried out. Even, it is not feasible to install borewell in this small piece of land for		

S. No.	Name of the Person	Issues / Points / Opinions of Local Public	Reply by Project Proponent (During and After PH)	Action Plan along with Budgetary Allocation
		agriculture, management of the industry look into the matter w.r.t. said vacant land.		
5.	Others			
i.	Rajinder Singh, Village Sadhroar	There should be arrangement for basic amenities of the factory labour inside the factory premises and no nuisance be there in the village area in this regard	All necessary arrangements for basic amenities for the labour will be done as per the Factory Act / Guidelines and will be strictly followed. It will be ensured that no nuisance be there in the nearby villages.	-

Table - 1 (b)

Issues / Points / Opinions of Local Public raised verbally during the Public Hearing at District Fatehgarh Sahib

S. No.	Name of the Person	Issues / Points / Opinions of Local Public	Reply by Project Proponent (During and After the PH)	Action Plan along with Budgetary Allocation
1.	Employment			
i.	Shri Ravinder Singh - village Haripur	<ul style="list-style-type: none"> ◆ Local employment as per eligibility. ◆ Contracts should be given to local people. 	Preference in employment and contracts will be given to locals based on requirement and their eligibility.	Proposed project will generate direct employment opportunities for 500 persons during the construction phase of the project in addition to indirect employment opportunities for local villagers. During operational phase of the project, total 120 number of persons will be employed, where the preference will be given to suitable candidates from local as per their eligibility, skills, and experience.
ii.	Neena Mittal (MLA) AAP Rajpura	Employment should be given to the local villagers as per their capability/eligibility and company requirement.	Employment will be given to locals based on requirement and eligibility.	
iii.	Balvinder Singh	Employment to local villagers to be provided.	Employment will be given to locals as per their eligibility and skill.	
2.	Environment			
2 (a).	Pollution			
iii.	Shri Ravinder Singh -village Haripur	Pollution to be controlled as per Govt. Norms.	Air Pollution control equipment like Bag house, bag filters, Covered Belt	The total cost earmarked for Environmental Protection Measures is Rs. 30 Crores as

			Conveyor, Covered Storage shed, Silos will be provided.	capital cost and Rs. 1.25 Crores/annum as recurring cost; out of which, Rs. 20.5 Crores has been earmarked as capital cost for air pollution control and Rs. 0.86 Crores / annum as recurring cost.
iv.	Balvinder Singh, MC, Village Sadhroar	Pollution control measures to be taken up.	Air Pollution Control Equipment like Bag House and Bag Filters will be installed. Air Pollution monitoring will be done on a regular basis, Online monitoring systems will be installed for monitoring of air pollution and real time data will be transmitted to CPCB and PPCB.	
v.	Neena Mittal (MLA) AAP Rajpura	Pollution guidelines to be followed and measures should be taken to reduce the pollution		
2 (b). Plantation				
i.	Shri Ravinder Singh, Village Haripur	Development of green belt as per commitment.	Greenbelt in 6.9 Hectare will be carried out within plant premises. Plantation will also be done in Village Haripur & Harna, with the help of local administration; and 500 saplings will be planted.	The company will spend Rs. 1.0 Lacs for planation.
3. Socio Economic Development				
3.1 Infrastructure Development				
i.	Shri Ravinder Singh, Haripur village.	<ul style="list-style-type: none"> ◆ Village development activities to be carried out. ◆ Road widening from Badali village to Haripur. 	<p>Various village development activities will be carried out such as:</p> <ul style="list-style-type: none"> ▪ Repair of Sadhroar - Badali Maiki Road (~3 km) in coordination with local administration. ▪ Repair & strengthening of internal roads of Village Haripur ▪ Provide Medical Mobile Van (01 no.) (for medicine & checkup) in Village Sadhroar, Sural Khurd, Sural Kalan, Nalas Khurd, Harna & Haripur. ▪ Renovation, development of parking space and construction of boundary wall at Gurudawara Sahib at Village Haripur 	<ul style="list-style-type: none"> ▪ Company will spend Rs. 7.0 Lacs for repair of Sadhroar - Badali Maiki Road and Rs. 2.50 Lacs for repair & strengthening of internal roads of Village Haripur. ▪ Rs. 10 Lacs has been allocated by the company for providing 01 no. Medical Mobile Van. ▪ Company has earmarked Rs. 5.0 Lacs renovation, development of parking space and construction of boundary wall at Gurudawara Sahib at Village Haripur and Rs. 4.50 Lacs for construction of Open CC drain. ▪ Company has earmarked Rs. 1.5 Lac for construction of tube well and Rs. 1.0 Lac for installation of RO.

			<ul style="list-style-type: none"> ▪ Construction of Open CC drain (300 mts) at Village Haripur ▪ Construction of Tube well (1 no.) in Village Haripur ▪ Installation of RO (1 no.) at Village Haripur ▪ Development of open Gym (1 no.) at Village Haripur after allotment of space by Gram Panchayat. ▪ Provide solar street lights (5 nos) in Village Haripur. 	<ul style="list-style-type: none"> ▪ Company will spend Rs. 3.0 Lacs for development of open Gym. ▪ Rs. 0.50 Lacs will be spent for providing solar street lights.
ii.	Shri Virender Singh, Haripur Village	Transportation facilities to be provided to locals, connectivity to the village roads to be provided.	Necessary support will be provided to PWD department and local administration for strengthening the existing transportation facility. Repair of Sadhroar - Badali Maiki Road (~3 km) will be done by the company in coordination with local administration.	Company will spend Rs. 7.0 Lacs for repair of Sadhroar - Badali Maiki Road.
iii.	Neena Mittal (MLA) AAP Rajpura	Road widening to be done.	Necessary action on widening for road from Badali village to Haripur will be taken after discussion with the administration.	-
3.2 Health				
i.	Shri Virender Singh, Haripur Village	<ul style="list-style-type: none"> ◆ Health check-up to be done on regular basis. ◆ Establishment of hospitals and regular health check-up. 	<ul style="list-style-type: none"> ◆ Health check-up camps will be organised on a regular basis under CSR. ◆ Company will provide Medical Mobile Van (01 no.) (for medicine & checkup) in Village Sadhroar, Sural Khurd, Sural Kalan, Nalas Khurd, Harna & Haripur. 	Rs. 10 Lacs has been allocated by the company for providing 01 no. Medical Mobile Van.
ii.	Shri Ravinder Singh - village Haripur	Regular health check-up, medical facilities, Medical Insurance to be provided.		
iii.	Balvinder Singh, MC,	UTCL must take care that diseases	Regular Health camps will be organised under CSR.	-

	Village Sadhroar	must not spread due to plant.		
3.3 Education				
i.	Shri Virender Singh, Haripur Village	Smart schools should be opened.	Smart boards (4 nos) and computers (5 nos) will be provided in Govt. Schools of Village Haripur.	Company will spend Rs. 1.0 Lac for providing smart boards and Rs. 1.5 Lacs for providing Computers in Govt. School.
3.4 Technical Trainings				
i.	Balvinder Singh, MC, Village Sadhroar	Technical training to be provided.	Technical training programmes will be organized for skill development in plant premises as & when required.	-
4. Land				
ii.	Shri Ravinder Singh, Haripur village	Land acquisition should be done adjacent to our purchased land which is between Thermal power plant and UltraTech Cement Limited and committee should be formed for land acquisition.	Necessary action on Land Acquisition of the land which falls between Thermal power plant and UTCL will be taken after discussion with the Villagers and administration.	-
iii.	Neena Mittal (MLA), AAP Rajpura	Will discuss about land acquisition of the land which falls between the Thermal Power Plant and UltraTech Cement Limited.	Noted.	-
5. Others				
ii.	Shri Virender Singh, Haripur Village	UltraTech Cement Limited must fulfil the commitments.	Committee will be formed and as per requirement UltraTech Cement Limited will fulfil commitments after discussion with villagers.	-

The Committee perused the proposal of the industry and observed that the proposed industrial unit is primarily an Air Polluting unit. The industry has proposed to install Air Pollution Control Devices in the form of bag filter with the cement mill, packing plants and material transfer points. The Committee noted that the Project Proponent has proposed to install one bag house with the cement mill, 4 no. of bag filters with packing plants and 16 no. of bag filters at various material transfer points. The Committee observed that the industry has not mentioned the technical specifications of bag houses and bag filters such as air

handling capacity, no. of bags etc. The Committee asked the Project Proponent to submit the technical specifications of various bag houses and bag filters to be installed with various unit operations. The Project Proponent agreed to the same.

The Committee further observed that total 115 KLD of fresh water shall be utilized in the process, out of which 55 KLD shall be recycled back in the process and remaining 60 KLD shall be lost due to evaporation. The Committee felt that very high loss of water due to evaporation does not seem to be correct and needs to be checked. The Project Proponent agreed to the same.

The Committee further observed that the capital as well as recurring cost for development & maintenance of green belt under EMP seems to be on lower side and needs to be checked. The Committee asked the Project Proponent to check the same and the trees to be planted should not be less than 8-10 feet in height. Further, the Committee perused the Action Plan for compliance of the decisions of public hearing. The Committee observed that the Project Proponent has allocated very meagre amount to address various issues raised in the public hearing like repair of road etc. and asked the Project Proponent to club some of the activities raised during public hearing and sufficient amount is to be allocated to address the same. The Project Proponent agreed to the same.

The Committee perused the traffic survey report submitted by the industry and observed that total number of 405 trips/day of the trucks carrying raw material in form of clinker, gypsum & fly Ash and 274 trips/day of the trucks carrying finished product in form of cement has been considered. The Committee inferred that after approximately 1 minute, the truck carrying either raw material or finished product shall pass through the road connecting project site to the National Highway. Further, the Committee observed that the 12 feet width approach road from Nabha Power Plant to proposed project bypass road is not sufficient to carry the traffic load from the project and same needs to be studied. The Committee asked the Project Proponent to approach Deptt. of PWD (B&R) to certify that whether the 12 feet width approach road is sufficient to take care of the traffic load of around 700 trucks per day in addition to existing traffic of general public, thermal power plant, nearby villages etc.

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

1. The industry shall submit the technical specification of bag filters & bag houses such as air handling capacity, air cloth ratio, no. of bags, stack height etc. proposed to be installed with various unit operations.
2. The industry shall submit the justification for 60 KLD loss of water due to evaporation.
3. The industry shall revise the Action Plan to comply with the decision of public hearing by clubbing the activities and allocating sufficient amount for the same.
4. The industry shall submit the revised EMP after revising the capital as well as recurring cost for green area development.
5. The industry shall submit certification from Deptt. of PWD (B&R), Punjab that whether the 12 feet width approach road from Nabha Power Plant to proposed bypass road is sufficient to take care of the traffic load of around 700 trucks per day in addition to existing traffic of general public, thermal power plant, nearby villages etc.

Item no. 221.05: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of residential housing Project at Village Ramgarh Bhudda, Tehsil & District, SAS, Mohali, (Punjab) by M/s Suman Divine Homes, (Proposal No. SIA/PB/MIS/271700/2022).

The project proponent has submitted an application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of residential housing Project at Village Ramgarh Bhudda, Tehsil & District, SAS, Mohali, (Punjab). The total land area of the project is 8049 sqm having built-up area of 21,785 Sqm. The Project is covered under Activity 8(a) & Category 'B2' of the schedule appended with the EIA notification dated 14.09.2006. The total cost project is Rs. 23.22 Crore.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 43,570/- vide RTGS No. MAHBH22127086208 dated 07.05.2022, as verified by the supporting staff SEIAA.

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

PPCB was requested to send the latest construction status report of the project through e-mail on 13.05.2022. The construction status report is awaited.

Deliberations during 221st meeting of SEAC held on 27.05.2022.

The meeting was attended by the following:

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

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/s Suman Divine Homes and Sh. Deepak Gandhi, Partner
1.2	Proposal:	SIA/PB/MIS/271700/2022
1.3	Location of Industry:	Village- Ramgarh Bhudda, Tehsil Dera Bassi, District- SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Total land area – 8049 sqm Area under road widening- 204 sqm Net Plot area – 7845 sqm Built up area- 21,785 sqm
1.5	Category under EIA notification dated 14.09.2006	B2

1.6	Cost of the project	Rs. 23.22 Crores						
2.	Site Suitability Characteristics							
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project falls in the residential zone as per the Master Plan of Zirakpur.						
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for Change of Land Use for total land area measuring 09 bigha, 12 Biswa, 11 Biswasi (9627.5 Sqyard) falling in the Village Ramgarh Bhudda, Zirakpur in the name of M/s Suman Divine Homes obtained from Additional Deputy Commissioner, (Urban Development), SAS Nagar, Punjab vide memo no. S1/CLU/ADC(UD)/S.A.S. Nagar/2022/196 dated 21.01.2022.						
3	Forest, Wildlife and Green Area							
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No, a self-declaration to the effect that no land covered under the Forest Conservation Act 1980 is involved in the project submitted.						
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, a self-declaration to the effect that the project does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900 submitted.						
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972. A self-declaration in this regard submitted.						
3.4	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable						
3.5	Green area requirement and proposed No. of trees:	Green area 2115.82 sqm Proposed number of trees- 100						
4.	Configuration & Population							
4.1	Proposal & Configuration							
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1	Net Plot Area	7845						

		TOTAL BUILT UP AREA DETAILS		m ²	
1	FAR Area			16346.91	
2	Non-FAR Area (Basement area + Balconies)			5438.09	
Total				21,785m²	
Block Wise Details:					
Sr. No.	Name of the Block	Number of Flats	Type of Flat	Number of Floors	Area in Sqft.
1.	Block A	96	3 BHK	12	58536.344
2.	Block A1	36	3 BHK	12	45174.156
3.	Block B	48	3 BHK	12	59461.194
4.	EWS	18	1 BHK	9	9941.082
5.	Club	01	--	G+1	2844.0
Total		198 Flats			175956.77
4.2	Population details:				
Sr. No.	Description	Number of units	Population	Water requirement	Total Water requirement in KLD
1.	3 BHK- 180 1 BHK-18	198 @ 5 Persons/unit	990 Persons	86 lpcd	85.14
2.	Floating Population/Club House		150 Persons	15 lpcd	2.25
			1140 Persons		87.39
5	Water				
5.1	Total water requirement	87 KLD			
5.2	Total fresh water requirement:	73 KLD			
5.2	Source:	Tubewell			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Acknowledgement of the application for abstraction of 73 KLD of ground water filed with PWRDA submitted.			
5.4	Total water requirement for domestic purpose:	73 KLD			
5.4.1	<i>Total wastewater generation:</i>	69.6 KLD			
5.4.2	<i>Treatment methodology for domestic wastewater:</i>	STP of 100 KLD will be installed and the treated waste water will be used for plantation, landscaping, parks & flushing etc			

	(STP capacity, technology & components)															
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Treated water will be partly used for tree plantation, landscaping, parks & flushing etc within the project premises Summer- 11.0 KLD Winter-3.6 KLD Rainy- 1 KLD														
5.7	Utilization/Disposal of excess treated wastewater.	The excess treated waste water from STP shall be discharged into sewer. Summer- 44.6 KLD Winter-52 KLD Rainy- 54.6 KLD A copy of permission for discharge of excess treated waste water into MC sewer of Zirakpur issued vide certificate no. 205 dated 06.05.2022 submitted.														
5.8	Cumulative Details:															
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5.9	Rain water harvesting proposal:	2 No. RWH pits will be provided for carrying out rain water harvesting.														
6	Air															
6.1	Details of Air Polluting machinery:	D.G. set of capacity 500 KVA shall be installed.														
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	460 kg/day														
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	The solid waste will be processed in accordance with the Municipal Solid Wastes (Management and Handling) Rules, 2000 and amended Rules 2016.														
7.5	Details of management of Hazardous Waste.	Used oil @200 It shall be generated which will be given to the authorized recycler.														

8	Energy Saving & EMP																																																								
8.1	Power Consumption:	125 KW																																																							
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		Total	36.0	26	
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The Committee observed that the construction status report is awaited from the Punjab Pollution Control Board. It is therefore, decided by the Committee to defer the case till the receipt of the construction status report from Punjab Pollution Control Board.

Punjab Pollution Control Board vide letter no. 3276 dated 31.05.2022 has sent the latest construction status report with details as under:

“Accordingly, the proposed site of the project was visited by officer of the Board on 25/05/2022. The point-wise status report is as under:

1. *The project proponent has not stated any construction activity at the proposed site.*
2. *The project proponent has demarcated its site with brick masonry wall.*
3. *As per the boundary limits shown by the representative, it was observed that there is no operational approved / consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 metre. There is no operational approved/ consented air pollution industry within a radius of 100 m from the boundary of the project site and there is no operational approved/ consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/ consented Jaggery Unit within 200m and no operational approved/ consented petrol pump within 50 m from the proposed project site.*
4. *The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

It is further intimated that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. However, the upgradation of existing STP installed by MC Zirakpur is yet to be made. Moreover, the project proponent has not submitted the alternate proposal for mode of disposal of treated effluent.”

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

- (i) Sh. Deepak Gandhi, Managing Director, M/s Suman Divine Homes.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

The Project Proponent apprised the Committee that the permission for discharging the excess treated wastewater into MC sewer has already been obtained from MC, Zirakpur vide Certificate No. 205 dated 06.05.2022. The MC, Zirakpur in the above certificate mentioned that the Project Proponent,

after depositing requisite charges and getting its layout plan approved from the Competent Authority, may discharge 70 KLD of treated wastewater into MC Sewer. The Committee noted the same.

The SEAC perused the construction status report of the project along with the salient features of the project proposal and was satisfied with the presentation and reply given by the Environmental Consultant of 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 residential housing Project at Village Ramgarh Bhudda, Tehsil & District, SAS, Mohali, (Punjab) by M/s Suman Divine Homes, subject to the following 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 87 KLD, out of which 73 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.	87 KLD	69.6 KLD	69.6 KLD	14.0 KLD	11.0 KLD	44.6 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, 2 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) 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.

- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) 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.
- vii) 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.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) 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 100 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years 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.
 - e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) 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) of the proposed project as per the details given in Table below:

Constructional Phase

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (LAC)	APPROX. RECURRING COST (LAC)	ITEMS COVERED
1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2.	Toilets for workers	1.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	2.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total Cost		Rs 6.0	Rs 2.0	

Operational Phase

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	20.0	15.0	STP
2.	Solid Waste segregation & disposal	15.0	10	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	1.0	1.0 (for 3 years)	Plantation and landscaping

4.	CER (Village Ramgarh Bhudda)	15.0	
Total		36.0	26

XI. Validity

This environmental clearance will be valid for a period of 10 (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 Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- v) 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.

- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.
- viii) 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.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 222.06: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 of “Beverly Golf Avenue” in Sector-65, Mohali, Distt. SAS Nagar by M/s M.B Infrabuild Pvt. Ltd (Proposal No. SIA/PB/MIS/274811/2022).

The Project Proponent was granted Environmental Clearance vide letter number SEIAA/2016/2122 dated 21.03.2016 under EIA notification dated 14.09.2006 for the establishment of residential group housing project in the land area of 28825.713 sqm having built up area 102788.70 sqm.

The Project Proponent has filed an application for amendment in Environmental Clearance and submitted Form-4 and copy of compliance report of the conditions imposed in the earlier Environmental Clearance granted. The Project Proponent has mentioned in the application proposal that due to change in planning, the built-up area has been increased from 102788.70 sqm to 111532 sqm and number of flats have been reduced by 10 in number.

The conceptual plan based on which the earlier Environmental Clearance was granted and revised conceptual plan based on which the Environmental Clearance has been sought were perused and it was observed that the total FAR area of the project has been reduced from 71876.160 sqm to 71683.955 sqm and Non-FAR area of the project comprising of stilt and Mumty machine room has been increased from 8395.870 sqm to 17331.781 sqm. Therefore, it may be concluded that the increase of built up area has been occurred due to increase in Non-FAR area.

The Project Proponent has deposited Rs. 17,500/- vide UTR No. N145221970974393 dated 25.05.2022 for the increase in built up area. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 222nd meeting of SEAC held on 13.06.2022.

The meeting was attended by the following:

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

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

Sr. No.	Description	As per earlier EC	Proposal	After amendment
1.	Number of Flats	424	414	Decreased by 10 flats
2.	Built up area	102788.70 sqm	111532 sqm	Increased by 8743.30 sqm
3.	Domestic water requirement	318 KLD	311 KLD	Decreased by 7 KLD

4.	Total waste water generation	255 KLD	249 KLD	Decreased by 6 KLD
4.	Treated waste water into sewer	134 KLD	130 KLD	Decreased by 4 KLD
5.	Green area	4802 sqm	4802 sqm	No change
6.	Solid Waste Generation	850 Kg/day	828 Kg/day	Decreased by 22 Kg/day

After deliberations, SEAC decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance issued earlier vide letter No. SEIAA/2016/2122 dated 21.03.2016.