

Proceedings of the 281st meeting of the State Environment Impact Assessment Authority (SEIAA) held on 13.02.2024 (Tuesday) at 10:00 AM in the Conference Hall, 2nd Floor, PBTI Complex, Sector-81, Mohali.

The meeting was attended by the following members:

- 1) Sh. H S Gujral,
Chairman, SEIAA
- 2) Sh. Harjeet Singh Sandhu, PCS
Member Secretary, SEIAA
- 3) Dr. Adarsh Pal Vig, Member SEIAA -cum
Chairman, Punjab Pollution Control Board, Patiala

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

Item No. 01: Confirmation of the proceedings of the 280th meeting of the State Environment Impact Assessment Authority.

It was informed that the proceedings of the 280th meeting of State Environment Impact Assessment Authority (SEIAA) held on 07.02.2024 have been prepared and uploaded on Parivesh Portal on 12.02.2024 after circulation to members for their comments.

Item No. 02: Action taken on 265th, 276th, 277th, 278th & 280th meeting of State Environment Impact Assessment Authority held on 26.10.2023, 03.01.2024, 09.01.2024, 15.01.2024, 18.01.2024 & 07.02.2024 respectively.

Requisite action as per the proceedings of the 265th meeting of SEIAA has been completed except filing of reply in Supreme Court as approved in item no. 265.10. Necessary action as per the proceedings of the 276th, 277th, 278th & 280th meetings is being completed shortly.

Item No. 281.02: Application for Environment Clearance for under EIA notification dated 14.09.2006 for Group Housing project namely “Noble Aurellia” at Site no. 4, Sector 88, Distt. SAS Nagar, Punjab by M/s CRA Buildtech LLP (Proposal no. SIA/PB/INFRA2/451873/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely “Noble Aurellia” Site no. 4, Sector 88, Distt. SAS Nagar, Punjab. The total land area of project is 30,686.920 sq.m. (7.583 acres) having Built-up area of 1,47,004.61 sqm. Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent deposited Fees Rs.2,94,010/- vide UTR No. HDFCR52023111053286463 dated 10.11.2023 through NEFT mode. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9892 dated 05.12.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 2/12/2023 and it was observed as under:

- 1) *The proposed site of the project is located at Villages Manak Majra, Sohana District SAS Nagar (Mohali), Punjab. The Project Proponent has earmarked its site with metal sheets and no boundary wall / fencing is provided.*
- 2) *The Project Proponent has constructed building of sale office. Foundation work of sample flats has also been completed. Huts for labour have been provided. Other than this, no development works has started at proposed site.*
- 3) *As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air pollution industry within a radius of 100 m from the boundary of the project.*
- 4) *As physically observed, the distance of the proposed site from the various approved existing operational industries/ units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:*

Sr. No.	Types of Industrial Unit	Required distance as per sitting criteria
1.	Cement Plant/ Grinding Unit	300 m
2.	Rice Sheller / Salla Plant	500 m
3.	Stone Crushing / Screening cum Washing Plant	500 m
4.	Hot Mix Plant	300 m

5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m
9.	Retail Outlet (Petrol Pump)	50 m

5) There is eco-sensitive structure within 500 m boundary of the project site.

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

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Vivek Mittal, Director M/s M/s CRA Buildtech LLP.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group Housing Project namely “Noble Aurellia” by M/s CRA Buildtech LLP
1.2	Proposal:	SIA/PB/INFRA2/451873/2023
1.3	Location of Project:	Site no. 4, Sector 88, Distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Total Plot Area = 30,686.920 sq.m. (7.583 acres) Built-up area = 1,47,004.61 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 411.42 Crores
2.	Site Suitability Characteristics	

2.1	Whether project is suitable as per the provisions of Master Plan.	A copy of the allotment letter Memo No. 0 dated 20.04.2023 issued by GMADA for total land area measuring 30686.93 sqm submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter Memo No. 0 dated 20.04.2023 issued by GMADA for total land area measuring 30686.93 sqm submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act, 1980 or not:	No. An undertaking in prescribed Performa has been submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. An undertaking in prescribed Performa has been submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The project area is situated at crow fly distance of approx.9.5km from the nearest sanctuary City Bird Sanctuary.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 73.88 km from project location.

3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	The project area is situated at crow fly distance of approx.9.5km from the nearest sanctuary City Bird Sanctuary.																																															
3.6	Green area requirement and proposed No. of trees:	Proposed Green Area (@ 28.40%) = 8,715.789 sq.m. Number of trees required @ 1 tree per 80 sq.m. of plot area=30,686.920 / 80 = 384 trees or @ 1 tree per 225sq.m. of covered area = 1,47,004.61/ 225 = 653 Trees Proposed trees to be planted = 672 trees																																															
4.	Configuration & Population																																																
4.1	<p>Configuration: The Project will comprise of 6 Residential Towers [i.e. A1 (3BHK*3) (S+31) and A2 (3BHK*3) (S+31)] and Commercial retail area (24 shops)</p> <p><u>Area Statement</u></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Total Plot Area</td> <td>30,686.920 (7.583 acres)</td> </tr> <tr> <td>Permissible Ground Coverage (@ 30%)</td> <td>9,206.076</td> </tr> <tr> <td>Proposed Ground Coverage (@10.14%)</td> <td>3,111.69</td> </tr> <tr> <td>Permissible F.A.R. (@ 300%)</td> <td>92,060.760</td> </tr> <tr> <td>Proposed F.A.R. (@191.51 %)</td> <td>58,767.46</td> </tr> <tr> <td>Basement Area</td> <td>51,572.28</td> </tr> <tr> <td> • Basement 1</td> <td>25,786.14</td> </tr> <tr> <td> • Basement 2</td> <td>25,786.14</td> </tr> <tr> <td>Non FAR including Basement</td> <td>88,237.150</td> </tr> <tr> <td>Built Up Area (FAR + Non FAR)</td> <td>1,47,004.61</td> </tr> <tr> <td>Required Green Area (@ 25%)</td> <td>7,671.73</td> </tr> <tr> <td>Proposed Green Area (@2 8.40%)</td> <td>8,715.789</td> </tr> </tbody> </table> <p><u>Component wise area details</u></p> <table border="1"> <thead> <tr> <th>Description</th> <th>No. of Floors</th> <th>No. of Dwelling Units</th> <th>Ground Coverage (in sq.m.)</th> <th>FAR (in sq.m.)</th> <th>Non-FAR (in sq.m.)</th> <th>Built-up Area (in sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tower A1 (3*3BHK)</td> <td>S+31</td> <td>173</td> <td>1239.254</td> <td>28,831.10</td> <td>18,257.29</td> <td>47,088.39</td> </tr> </tbody> </table>		Description	Area (sq.m.)	Total Plot Area	30,686.920 (7.583 acres)	Permissible Ground Coverage (@ 30%)	9,206.076	Proposed Ground Coverage (@10.14%)	3,111.69	Permissible F.A.R. (@ 300%)	92,060.760	Proposed F.A.R. (@191.51 %)	58,767.46	Basement Area	51,572.28	• Basement 1	25,786.14	• Basement 2	25,786.14	Non FAR including Basement	88,237.150	Built Up Area (FAR + Non FAR)	1,47,004.61	Required Green Area (@ 25%)	7,671.73	Proposed Green Area (@2 8.40%)	8,715.789	Description	No. of Floors	No. of Dwelling Units	Ground Coverage (in sq.m.)	FAR (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (in sq.m.)	Residential							Tower A1 (3*3BHK)	S+31	173	1239.254	28,831.10	18,257.29	47,088.39
Description	Area (sq.m.)																																																
Total Plot Area	30,686.920 (7.583 acres)																																																
Permissible Ground Coverage (@ 30%)	9,206.076																																																
Proposed Ground Coverage (@10.14%)	3,111.69																																																
Permissible F.A.R. (@ 300%)	92,060.760																																																
Proposed F.A.R. (@191.51 %)	58,767.46																																																
Basement Area	51,572.28																																																
• Basement 1	25,786.14																																																
• Basement 2	25,786.14																																																
Non FAR including Basement	88,237.150																																																
Built Up Area (FAR + Non FAR)	1,47,004.61																																																
Required Green Area (@ 25%)	7,671.73																																																
Proposed Green Area (@2 8.40%)	8,715.789																																																
Description	No. of Floors	No. of Dwelling Units	Ground Coverage (in sq.m.)	FAR (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (in sq.m.)																																											
Residential																																																	
Tower A1 (3*3BHK)	S+31	173	1239.254	28,831.10	18,257.29	47,088.39																																											

	Tower A2 (3*3BHK)	S+31	177	1239.254	29,368.15	18,347.68	47,715.83	
	Retail	G	-	573.282	568.208	-	568.208	
	Guard Room	B	-	22.400		22.400	22.400	
	Site Services	G	-	37.500		37.500	37.500	
	Basement (2 nos.)					51,572.28	51,572.28	
	Total	-	350	3,111.690	58,767.46	88,237.150	147,004.61	
4.2	Population details							
	Total estimated population will be about 1,973 persons.							
	<u>Population details</u>							
	Sl. No.	Details	No. of Flats	Criteria	Population			
	1.	Residential	350 DUs	5 persons per DU	1,750			
	2.	Visitors	-	10% of residential population	175			
	3.	Shops	24 nos.	2 persons per shop	48			
	Total Estimated Population = 1,973 Persons							
5	Water							
5.1	Total fresh water requirement:							
	Total fresh water demand: 169 KLD including make-up water requirement for swimming pool							
	<u>Water Demand & Wastewater Generation Details</u>							
	Sl. No.	Details	Population	Criteria	Water Demand (KLD)			
	1.	Residential population	1,750	@ 135 lpcd	236			
	2.	Floating population	48	@ 45 lpcd	2			
	3.	Visitors	175	@ 15 lpcd	3			
	4.	Water Requirement				241 KLD		
	5.	Make-up water for Swimming Pool				10 KLD		
	6.	Total water requirement (4+5)				251 KLD		
	7.	Wastewater Generation (@ 80% of water requirement)				193 KLD		
	8.	Treated Sewage (@ 98%)				189 KLD		

	9.	Flushing Water Requirement (@ 45lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)	79+1+2=82 KLD
	10.	Fresh Water Demand	251-82= 169 KLD
	11.	Green area water req. for 8,715.789 sq.m.	
		• Summer (@ 5.5 lt./m ² /day)	48 KLD
		• Winter (@ 1.8 lt./m ² /day)	16 KLD
		• Monsoon (@ 0.5 lt./m ² /day)	4 KLD
5.2	Source:	GMADA Supply	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	The water will be provided by GMADA as mentioned in allotment letter.	
5.4	Total wastewater generation:	193 KLD	
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	193 KLD of sewage will be generated which will be collected and treated in proposed in house STP of 240 KLD capacity.	
5.6	Treated wastewater for flushing purpose:	82 KLD	
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 48 KLD Winter: 16 KLD Monsoon: 4 KLD	
5.8	Utilization/Disposal of excess treated wastewater.	As per the allotment letter, the allottee shall be entitled for the sewer & storm water connection in the main sewer & storm network developed by GMADA.	

5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA Sewer.
	1.	241 KLD	193 KLD	189 KLD	82 KLD	Summer: 48 KLD Winter: 16 KLD Monsoon: 4 KLD	Summer: 59 KLD Winter: 91 KLD Monsoon: 103 KLD
5.10	Rain water harvesting proposal:	Total 8 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:	Sl. No.	Description	Total After Expansion			
		1.	DG sets	3 DG sets of capacity 1250 KVA			
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion of emissions.					
7.	Waste Management						
7.1	Total quantity of solid waste generation	745 kg/day					
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	The municipal solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area will be earmarked for segregation of solid waste. Biodegradable waste will be converted into manure using one Composter of 300 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off					

4.	Landscaping	8	3	5
5.	Solid Waste Management (Composter of 300 kg)	12	1.5	3
6.	Rain water Recharging (8 pits)	12	1	3
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	70	2	5
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	3	5
Total		213 Lakhs	14.5 Lakhs	28.5 Lakhs

Additional Environmental Activities:

Sr. no.	Activities	Cost (in crores)
1.	Green Mission Punjab	3.00
2.	Provision of 4 sets of Baler & recker (insitu/ex situ) for management of stubble burning through District Administration.	1.11
Total Amount under AEA		4.11

The Committee on perusal of PPCB report submitted vide letter No. 9892 dated 05.12.2023 observed that PPCB in their report mentioned that the Project Proponent has constructed building of sale office and foundation work of sample flats has also been completed.

The Project Proponent in view of above report of PPCB submitted that the sale office and foundation of sample flat have been constructed in the adjoining plot on the name of same promoter company. Further, no construction work has been started in the proposed project. The Committee asked the Project Proponent to obtain the clarification from PPCB in this regard. The Project Proponent agreed to the same.

After detailed deliberations, SEAC decided to defer the case till the receipt of clarification from PPCB by the Project Proponent.

Deliberations during 275th meeting of SEAC held on 05.02.2024.

The meeting was attended by the following:

- (i) Mr. Vivek Mittal, Director M/s M/s CRA Buildtech LLP.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The PPCB earlier in their report submitted vide letter No. 9892 dated 5.12.2023 reported that the construction activity of sale office building and foundation work of sample flats has been completed. Thereafter, on the observation raised by SEAC during its 273rd meeting held on 12.01.2024, PPCB has now vide letter No. 10473 dated 29.01.2024 informed that no construction/development activity has started at Site No. 4, Sector-88, SAS Nagar (Group Housing Project namely "Noble Aurellia"). The Committee took serious note of the incorrect reporting made by PPCB in their earlier report dated 5.12.2023.

The Committee was satisfied with the presentation and the reply given by the project proponent. After detailed deliberation, the Committee decided to forward the project to SEIAA with the recommendation to grant Environmental Clearance to the Group Housing Project namely "Noble Aurellia" at Site No. 4, Sector-88, District- SAS Nagar, Punjab by M/s CRA Buildtech LLP for total land area of 30686.920 sqm and built-up area of 147004.61 sqm.

Deliberations during 281st meeting of SEIAA held on 13.02.2024.

The meeting was attended by the following:

- (i) Mr. Vivek Mittal, CEO, M/s CRA Buildtech LLP.
- (ii) Dr. Sandeep Garg, EC Coordinator, M/s
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Environmental Consultant presented the salient features of the project and informed that the project proposal has been submitted as per the conceptual layout plan.

To a query by SEIAA, the project proponent informed as under:

- 1) GMADA is in process of upgrading the STP installed in Sector-83, Mohali from 10 MGD capacity to 15 MGD capacity. The Project Proponent also submitted an undertaking that no occupancy will be given in the project until the treated waste water outlet of project is connected with the GMADA sewer.

The authority noted the same.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant Environmental Clearance to the Group Housing Project namely "Noble Aurellia" at Site No. 4, Sector-88, District- SAS Nagar, Punjab by M/s CRA Buildtech LLP for total land area of

30686.920 sqm and built-up area of 147004.61 sqm, subject to the conditions proposed by SEAC and following additional / amended conditions:

- i) The Project Proponent shall complete the implementation of the activities prescribed in the AEA plan within 02 years.
- ii) The Project Proponent shall not give physical possession of the flats and shops till the treated waste water outlet of the project is connected to fully operational GMADA sewer / terminal STP.

Item No. 281.04: Application for Amendment in Environmental Clearance under EIA notification dated 14.09.2006 for the existing steel manufacturing unit at Village Jalalpur, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab by M/s Dashmesh Casting Pvt Ltd (Proposal No. SIA/PB/IND/306685/2023).

Earlier, the industry was granted Environmental Clearance vide SEIAA letter No. SEIAA/2019/763 dated 22.08.2019 for expansion of steel manufacturing unit by replacement of existing induction furnace of capacity 7 TPH with 10 TPH and addition of induction furnace of capacity 20 TPH at Village Jalalpur, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The total cost of the project was Rs. 17.43 Crore. The total land area of the industry was 15519.27 sqm (3.83 acres).

The industry has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for the existing steel manufacturing unit at Village Jalalpur, Amloh Road, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The project is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006. The total land area of the industry after amendment 15519.27 sqm.

Further, the industry informed that the layout plan has been revised and the details of the green area proposed to be developed within the industrial premises and outside the industry as per the earlier Environmental Clearance granted and amendment proposal are as under:

Description	Green area proposed to be developed within the premises	Green area proposed to be developed outside the premises	Total green area
As per Environmental Clearance	5686 sqm	--	5686 sqm
As per amendment Proposal	2795.44 sqm	2452.61 sqm to be developed at aerial distance of 450 m from the project site.	5248.05 sqm (33.8%)

The industry has submitted self-certified compliance report of the conditions imposed in the earlier Environmental Clearance. The total cost of the project after amendment is Rs. 17.43 Crore. In this regard, the industry has deposited Rs. 1,74,300/- vide UTR No. AXOIC33520632859 dated 18.12.2023.

Deliberations during 275th meeting of SEAC held on 05.02.2024.

The meeting was attended by the following:

- (i) Mr. Anil Kumar, Director M/s Dashmesh Casting Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

The Project Proponent has informed that due to change in planning to install machinery from conventional steel re-rolling mill to direct rolling mill, the 33% green area (5686 sqm) proposed earlier within the project has been reduced to 18% (2795.44 sqm). Therefore, the remaining area of 15.8% (2452.61 sqm) is now proposed to be developed outside the project at an aerial distance of 450 m from the project site. The Committee agreed to the same.

The Committee asked the project proponent to submit the compliance of the green area developed within the project. The Project Proponent informed that they have raised plantation of around 700 trees in November, 2023 against the requirement of 424 trees within the project and presented the photographs in this regard. Further, the project proponent has also raised plantation in the area outside the project and shown photographs.

The Committee asked the project proponent to submit an affidavit stating that additional land area (2452.61 sqm) proposed to be developed outside the project as green area shall not be used for any other purpose except to meet the green area requirement during the entire life span of the unit. The Project Proponent submitted the affidavit in this regard.

After detailed deliberations, the Committee decided to forward the case to SEIAA with a recommendation to grant amendment in Environmental Clearance granted to the project proponent vide letter No. SEIAA/2019/763 dated 22.08.2019.

Deliberations during 281st meeting of SEIAA held on 13.02.2024.

The meeting was attended by the following:

- (i) Mr. Anil Kumar, Director M/s Dashmesh Casting Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s CPTL.
- (iii) Ms. Shweta, Environmental Consultant, M/s CPTL.

The Environmental Consultant presented the salient features of the project and informed that due to change in planning to install machinery from conventional steel rolling mill to direct rolling mill, 33% green area (5686 sqm.) proposed to be developed within the project earlier has been reduced to 18% (2795.44 sqm.) and accordingly, additional 15.8% (2452.61 sqm.) has been proposed to be developed outside the project.

In reply to observations / queries by SEIAA, the project proponent submitted as under:

- i. Direct rolling mill has already been installed within its premises.
- ii. The additional land measuring 2952.61 sqm in which it is proposing to develop remaining green area of 15.8% is in the name of 02 no. company Directors and not in the name of company. They will develop 2890.56 sqm. land outside the project in order to achieve total green area @5686 sqm. They have already planted saplings and done boundary of the area measuring 2452.61 sqm.

- iii. The total cost of the project proposed as Rs. 17.43 Crore does not include the cost of land purchased by the company directors for development of Green area outside the premises.
- iv. The Project Proponent has spent Rs. 10 lakh on the 03 activities as mentioned in the CER plan mentioned in the EC granted to them vide no. SEIAA/2019/763 dated 22.08.2019 and remaining amount of Rs. 5 lakhs (to be spent on Bio composting plant in Village Jalalpur) shall be completed within six months.

The Project Proponent also submitted affidavit regarding development of Green Area @2890.56 sqm. outside the project boundary during the meeting which was taken on record by SEIAA.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant amendment in Environmental Clearance granted to the project proponent vide letter No. SEIAA/2019/763 dated 22.08.2019, subject to the conditions proposed by SEAC and following additional / amended conditions:

- i) The Project Proponent shall develop land measuring 2890.56 sqm. outside the project boundary as Green Area and will plant indigenous saplings of indigenous tree species of size not less than 8 ft.
- ii) The Project Proponent shall get the land measuring 2890.56 sqm. registered in the name of company within six months and inform SEIAA. The Project Proponent shall deposit difference in EC processing fees amount due to change in project cost after inclusion of 2890.56 sqm land in the name of company, within six months to SEIAA.
- iii) The Project Proponent shall spend remaining CER cost of Rs. 5 lakhs on Bio composting plant in Village Jalalpur, within six months.

Item No. 281.05: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely “F Towers” at Village Birmi, District Ludhiana, Punjab by M/s SBP Housing (P) Ltd. (Proposal no. SIA/PB/INFRA2/449792/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project namely “F Towers” at Village Birmi, Hadbast no. 146, Tehsil-Mullanpur Dekha, District Ludhiana, Punjab. The total land area of project is 12722 sqm having built-up area of 77800.261 Sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has deposited Rs. 1,55,605/- vide UTR No. N293232698173794 dated 20-10-2023. The adequacy of the fees has been checked and verified by supporting staff of SEIAA.

Punjab pollution Control Board vide letter No. 8321 dated 12.12.2023 furnished the latest construction status report is as under:

“In regard to above, it is intimated that the site of the project was visited by the officer of the Board on 08.12.2023 and point wise report is as under:

- (i) No constructional activity has been started at site yet.*
- (ii) There is no MAH and Air polluting industry, river, drain and eco-sensitive structures within the radius of 500 m from the boundary of the project.*
- (iii) As per report dated 19.09.2023 of the District Town Planner, Ludhiana, the site falls under ‘Residential Zone’ as per approved Master Plan of Ludhiana (2007-31).*
- (iv) The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification no 3/6/07/STE(4)/2274 dated 25.07.2008, amended on 30.10.2009.”*

Deliberations during 271st meeting of SEAC held on 01.01.2024.

The meeting was attended by the following:

- (i) Smt. Sandeep Kaur authorized signatory M/s SBP Housing (P) Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr.	Description	Details
-----	-------------	---------

No		
1	Basic Details	
1.1	Name of Project & Project Proponent:	Group housing Project namely "F Towers" by M/s SBP Housing (P) Ltd.
1.2	Proposal:	SIA/PB/INFRA2/449792/2023
1.3	Location of Project:	Village Birmi, District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 12722 Sqm built-up area 77800.261 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	96.09 Cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan of Ludhiana the project location falls in the residential area (low density) including village Abadies submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land Documents of area 25 Kanal 3 Marla has been 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. an undertaking has been submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. an undertaking has been submitted in the prescribed proforma.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No. an undertaking has been submitted in the prescribed Proforma.

3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. An undertaking has been submitted in the prescribed proforma.	
3.5	Green area Requirement and proposed No. of trees:	Total green area: 1355 Sqm Proposed trees to be planted: 347 nos.	
4.	Configuration & Population		
4.1	Configuration:		
	DWELLING UNIT DETAILS		
	S.NO.	BLOCK'S	UNIT AREA (SQ.M)
		3BHK (BLOCK A1 AND A2)	NO. OF UNITS
	1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	42
	2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	2
	3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	8
	4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	2
	5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	12
	6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	2
	7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	2
		TOTAL UNITS (3BHK)	70.00
		4BHK (BLOCK A1 AND A2)	
	1)	TYPE 1 (BLOCK A1 AND BLOCK A2)	42
	2)	TYPE 2 (BLOCK A1 AND BLOCK A2)	2
	3)	TYPE 3 (BLOCK A1 AND BLOCK A2)	8
	4)	TYPE 4 (BLOCK A1 AND BLOCK A2)	2
	5)	TYPE 5 (BLOCK A1 AND BLOCK A2)	12
	6)	TYPE 6 (BLOCK A1 AND BLOCK A2)	2
	7)	TYPE 7 (BLOCK A1 AND BLOCK A2)	2
		TOTAL UNITS (4BHK)	70.00
	The above said details are as per the conceptual plan.		
4.2	Population:		
	Flats 140	140 Flats @ 5 residents each per flat	700 Persons
	Flats Population	700 Persons @ 135 lpcd	95 KLD
	Green	1355 sqm @ 5.5 ltr/sqm	7 KLD
	Domestic water required		95 KLD
	Total Flow to STP @ 80%	Domestic Water	76 KLD
	Reuse of treated wastewater	Flushing @ 45 lpcd Green Area 1355 sqm	32 KLD 7 KLD
5.1	Source:	Bore wells	
5.2	Whether Permission obtained for	Not required for domestic purpose.	

	abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>													
5.3	Total wastewater generation:	76 KLD												
5.4	Treatment methodology: <i>(STP capacity, technology & components)</i>	76 KLD of wastewater will be generated from the project which will be treated in proposed STP of 125 KLD capacity.												
5.5	Treated wastewater for flushing purpose:	32 KLD												
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 07 KLD Winter: 02 KLD Monsoon: 1 KLD												
5.7	Utilization/Disposal of excess treated wastewater.	Summer: 37 KLD Winter: 42 KLD Monsoon: 43 KLD The Project Proponent has proposed to Karnal Technology with the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm.												
5.8	Cumulative Details:													
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Excess will be disposed</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>95 KLD</td> <td>76 KLD</td> <td>32 KLD</td> <td>Summer: 07 KLD Winter: 02 KLD Monsoon: 1 KLD</td> <td>Summer: 37 KLD Winter: 42 KLD Monsoon: 43 KLD</td> </tr> </tbody> </table>		S. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Green area requirement	Excess will be disposed	1.	95 KLD	76 KLD	32 KLD	Summer: 07 KLD Winter: 02 KLD Monsoon: 1 KLD	Summer: 37 KLD Winter: 42 KLD Monsoon: 43 KLD
S. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Green area requirement	Excess will be disposed									
1.	95 KLD	76 KLD	32 KLD	Summer: 07 KLD Winter: 02 KLD Monsoon: 1 KLD	Summer: 37 KLD Winter: 42 KLD Monsoon: 43 KLD									
5.9	Rain water harvesting proposal:	3 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.												
6	Air													
6.1	Details of Air Polluting machinery:	DG set of 1x240, 1x 500 KVA capacity will be installed for essential services such as STP, borewell, etc.												
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.												

7	Waste Management																												
7.1	Total quantity of solid waste generation	280 Kg/day																											
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been not earmarked in conceptual layout plan.																											
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Trans boundary Movement) Rules, 2016 and its amendments.																											
8.	Energy Saving & EMP																												
8.1	Power Consumption:	Description	Total																										
		Electrical Power requirement (KW)	1000																										
		Source	PSPCL																										
8.2	Energy saving measures:	<ul style="list-style-type: none"> Solar Light 15 No. = 30 KWHD Common area (200) lights replaced with LED= 135 KWHD. <p>Total Energy Saved/day 30+135= 165 KWHD</p>																											
8.3	Details of activities under Environment Management Plan.																												
	S. No.	Title	<table border="1"> <thead> <tr> <th colspan="2">Construction Phase</th> <th>Operation Phase</th> </tr> <tr> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost (in Lakhs per Annum)</th> <th>Recurring Cost (in Lakhs per Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Medical Cum First Aid</td> <td>0.50</td> <td>1.0</td> <td>--</td> </tr> <tr> <td>2.</td> <td>Toilets for sanitation system</td> <td>2.0</td> <td>1.0</td> <td>--</td> </tr> <tr> <td>3.</td> <td>Wind breaking curtains</td> <td>8.0</td> <td>2.0</td> <td>--</td> </tr> <tr> <td>4.</td> <td>Sprinklers for suppression of dust</td> <td>2.0</td> <td>2.0</td> <td>--</td> </tr> </tbody> </table>	Construction Phase		Operation Phase	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	1.	Medical Cum First Aid	0.50	1.0	--	2.	Toilets for sanitation system	2.0	1.0	--	3.	Wind breaking curtains	8.0	2.0	--	4.	Sprinklers for suppression of dust	2.0	2.0	--
Construction Phase		Operation Phase																											
Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)																											
1.	Medical Cum First Aid	0.50	1.0	--																									
2.	Toilets for sanitation system	2.0	1.0	--																									
3.	Wind breaking curtains	8.0	2.0	--																									
4.	Sprinklers for suppression of dust	2.0	2.0	--																									

5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	10.0	--	4.0
7.	Green belt development	10.0	--	10.0
8.	Rain water harvesting	3.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 77.50 Lakhs	Rs. 7.50 Lakhs	Rs. 17.00 Lakhs

Additional Environmental Activities:

Sr. No.	Activities	Cost (Rs. in Lacs)
1.	Supply of Crop Residue machinery for management of stubble burning (in-situ/Ex-Situ in construction with District Administration)	62 Lac
2.	Mechanical composter for village Birmi Gurudwara Sahib (300 Kg) including 3 years operational maintainace	35 Lac
	Total	97 Lac

During meeting, the Committee observed that the Project Proponent has proposed Karnal Technology within the project premises for utilizing the excess treated waste water for total land area measuring 2000 sqm. In this regard, the Committee observed that the Karnal Technology may not be effective because of proximity of the project along Sidhwan Canal and asked the Project Proponent to increase the area reserved under Karnal Technology and justify the consumption of treated waste water with detailed calculations. Further, the Project Proponent will provide an underground tank of 3-4 days storage for Karnal Technology.

Further, the Committee observed that the conceptual plan submitted by the Project Proponent does not match with the conceptual plan presented during the meeting. The Committee asked the Project Proponent to submit the revised conceptual plan.

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

1. The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.
2. The Project Proponent shall submit revised conceptual plan according to the application proposal.
3. The Project Proponent shall submit scheme for the management and disposal of the storm water.

4. The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant, number of plants to be planted in one strip, height of the plant, species of plants etc.

Deliberations during 273rd meeting of SEAC held on 12.01.2024.

The meeting was attended by the following:

- (i) Ms. Sandeep Kaur, Manager
- (ii) Mr. Jagir Singh, Chandigarh Pollution Testing Laboratory-EIA Division

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit proper scheme for the utilization of excess treated waste water for Karnal technology and shall provide storage tank of adequate capacity for the utilization of treated waste water for Karnal Technology.	We will provide a storage tank for 225 KL for treated waste water. The total treated waste water left after reusing in flushing and green area is 37 KLD and for that we have earmarked an area of 2000 Sqm as per karnal technology.
2	The Project Proponent shall submit revised conceptual plan according to the application proposal.	Copy of the same is attached.
3	The Project Proponent shall submit scheme for the management and disposal of the storm water.	The site is 0.279 Mtr down from the road level. The top soil will be excavated and will be stored which will be used in the green area within the project. Thereafter earth filling will be done upto the level 0.75 Mtr above the existing road level. No storm water will be disposed off outside the project entire rain water will be recharged.
4	The Project Proponent shall mark on the layout plan the area dedicated for greening, planting of trees etc., by mentioning the size of the strips, distance between plant to plant, number of plants to be planted in one strip, height of the plant, species of plants etc.	Tree Plantation plan is attached. The distance between plant to plant will be 10 Ft. 347 Trees will be provided. The height of the tree planted will vary from 6 Ft to 10 Ft. Ashoka, Neem, Chakrasiya, Tun.

Keeping in view that the proposed project is located outside the MC limits and there are bleak chances of providing sewer line & STP by the MC in the near future, the SEAC on perusal of ADS reply and after detailed deliberations, decided to defer the case till the receipt of the reply of below mentioned observations:

1. The Project Proponent shall submit the complete details along with drawing and calculations for providing the Karnal Technology for the disposal of excess treated waste water.
2. The Project Proponent shall explore the possibility of using the excess treated waste water in the nearby agriculture fields in a scientific manner with the consent of the land owners.
3. The Project Proponent shall submit the design details of re-charging wells keeping in view the proximity of a running canal along the project site.

Deliberations during 275th meeting of SEAC held on 05.02.2024.

The meeting was attended by the following:

- (i) Smt. Sandeep Kaur authorized signatory M/s SBP Housing (P) Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

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

Sr No.	Observations	Reply
1	The Project Proponent shall submit the complete details along with drawing and calculations for providing the Karnal Technology for the disposal of excess treated waste water.	The detailed drawing with calculations is attached for reusing of excess treated waste water onto land for irrigation as per karnal technology.
2	The Project Proponent shall explore the possibility of using the excess treated waste water in the nearby agriculture fields in a scientific manner with the consent of the land owners.	We will reuse the treated waste water within project till we get the sewer connection.
3	The Project Proponent shall submit the design details of re-charging wells keeping in view the proximity of a running canal along the project site.	The sub soil was met at the depth of 21.7 m to 22 m below EGL level at the propose site. The field investigation was carried out in the month of November and December 2023 by Dr. Ghuman and Gupta Geo tech Consultants. Copy of the same is attached.

	A design detail of recharging well is attached.
--	---

The Project Proponent in reply of the ADS raised by the Committee during its 273rd meeting held on 12.01.2024 submitted that the excess treated waste water (43 KLD during monsoon season) shall be used within the premises in the land area of 2000 sqm to be developed as per Karnal Technology. Further, regarding using the rainwater for recharging, the project proponent submitted that as per the field investigation report carried out by Dr. Ghuman & Gupta, Geo Tech Consultants, the sub-soil water was found to be at a depth of 21.7 m to 22 m below existing GL at the proposed site and they are proposing to recharge the ground water at a depth of 4.5 m above the sub-soil water level.

The Committee was satisfied with the presentation and the reply given by the project proponent. After detailed deliberation, the Committee decided to forward the project to SEIAA with the recommendation to grant Environmental Clearance to the Group Housing Project namely “F Towers” at village Birmi, Distt. Ludhiana, Punjab by M/s SBP Housing (P) Limited for total land area of 12722 sqm and built-up area of 77800.261 sqm.

Deliberations during 281st meeting of SEIAA held on 13.02.2024.

The meeting was attended by the following:

- (i) Smt. Sandeep Kaur, Manager, M/s SBP Housing (P) Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

The Environmental Consultant presented the salient features of the project and informed that the project proposal has been submitted as per the conceptual layout plan.

In reply to observations / queries by SEIAA, the project proponent submitted as under:

- i. Solid waste management area has been earmarked on the conceptual layout plan and the Project Proponent has proposed to install composter of 140 Kg/day capacity in the basement.
- ii. The Project Proponent has proposed to develop green area @1355 sqm. for raising plantations of indigenous tree species and additional green area @2000 sqm. For plantations as per Karnal Technology methodology, within the project. The Project Proponent has proposed to plant 347 no. saplings in green area @1355 sqm.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant Environmental Clearance to the Group Housing Project namely “F Towers” at village Birmi, Distt. Ludhiana, Punjab by M/s SBP Housing (P) Limited for total land area of 12,722

sqm and built-up area of 77,800.261 sqm, subject to the conditions proposed by SEAC and following additional / amended conditions:

- i) The Project Proponent shall not use the land area of 2000 sqm. dedicated for raising plantations as per Karnal Technology methodology for the utilization of excess treated wastewater for any other purpose until the project sewer is connected with fully operational public sewer including terminal STP.
- ii) The Project Proponent shall complete the implementation of the activities prescribed in the AEA plan within 18 months.